

## HOUSING NOW

## Vancouver and Abbotsford CMAs



Canada Mortgage and Housing Corporation

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## Vancouver CMA Housing Starts Lower in First Quarter

The pace of new home construction in the Vancouver Census Metropolitan Area (CMA) continued to slow in the first quarter of 2009. There were 1,829 homes started this quarter, down nearly two-thirds from the number of homes started in the same period last year.

Housing starts have been trending lower since the later part of last year. A well-supplied resale housing market combined with dampened homebuyer demand contributed to fewer new home starts. Both single family and multiple family homes reported a consistent decrease in the number of foundations poured during the past three months.

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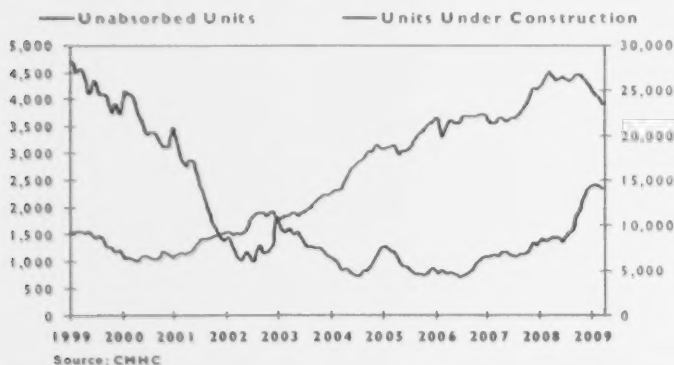
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### Vancouver CMA Supply of New Homes



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Despite pouring fewer new foundations, homebuilders kept busy working on the near record number of projects already underway. The number of new homes completed between January and March was up nearly 20 per cent from year-earlier levels. The majority of these newly completed homes were multiple family units.

The supply of new homes remains elevated compared to year-earlier levels, but has moderated somewhat in recent months. Weaker housing demand and the pick-up in the number of completions have pushed the inventory of completed and unabsorbed new homes up by two-thirds over last year's level. The number of homes under construction is also high but has edged down in recent months as starts moved lower. The large number of units that are still underway and will be completing in the near future, combined with slower absorptions, will keep the supply of unsold new homes steady going forward.

## MLS® Sales and Average Prices Continue Downward Trend

Buyers' market conditions persist in Greater Vancouver's resale market as the supply of available housing options continues to exceed homebuyer demand. The rate at which new listings are being added to the market is slowing, yet potential homebuyers still have plenty of choice. All centres within the boundaries of the Greater Vancouver Real Estate Board area recorded year-over-year declines in sales in the first quarter of 2009.

Ample supply and slowing sales have taken the pressure off housing prices since early last year. The average MLS® price in March was down 15 per cent since the peak in February 2008<sup>1</sup>.

## Abbotsford CMA New Home Construction Off to Slow Start in 2009

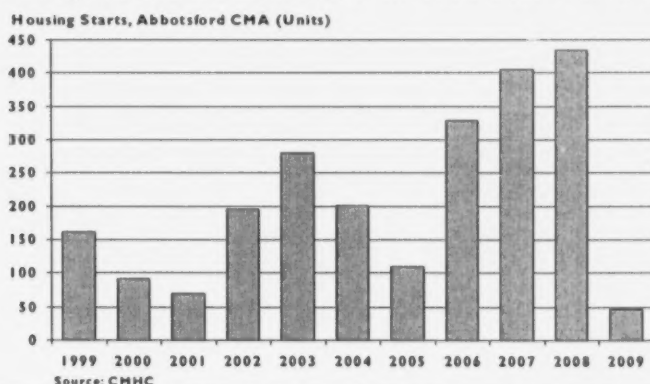
Fewer housing starts occurred in the Abbotsford Census Metropolitan Area (CMA) during the first quarter of 2009. Homebuilders poured 47 foundations over the past three months, compared to 435 during the same period last year. The majority of this change is attributed to a large decline in multiple family starts.

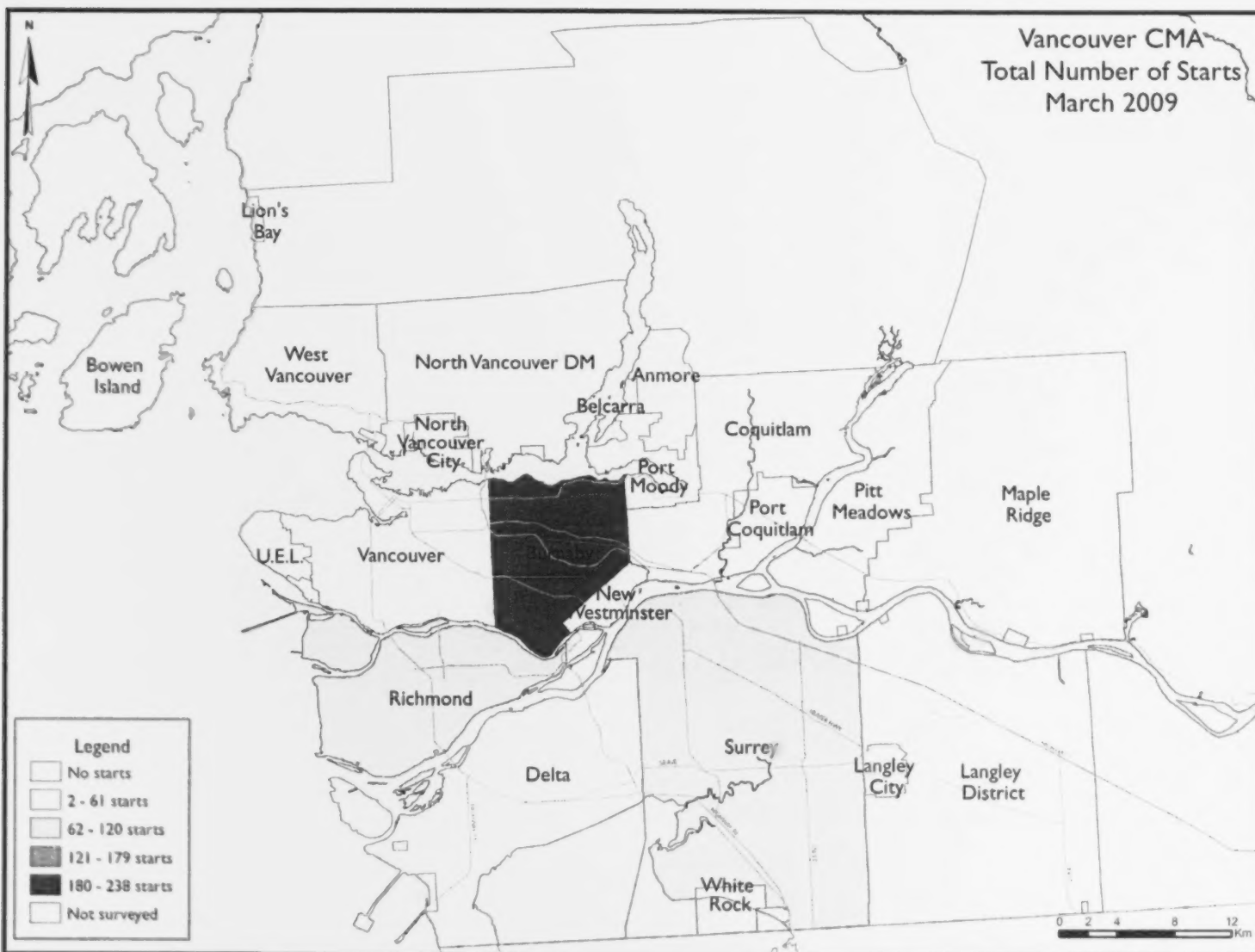
The number of completed but unabsorbed homes continued to be at high levels, reflecting weakening demand for housing. The majority of unsold new homes were single family homes. There were 192 single detached homes and 116 multiple family homes ready for immediate occupancy at the end of March.

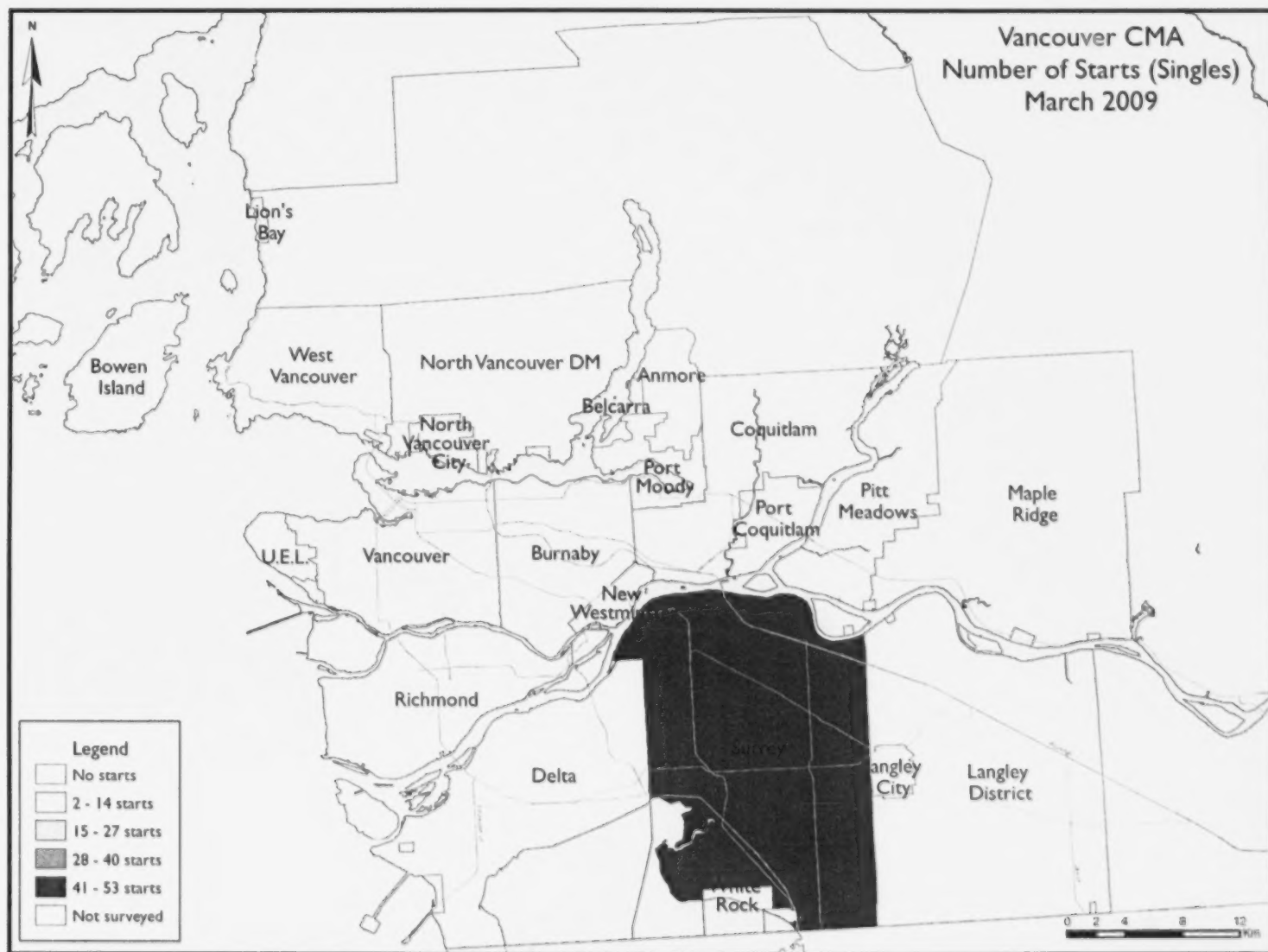
<sup>1</sup> Source REBGV, seasonally adjusted by CMHC

Figure 2

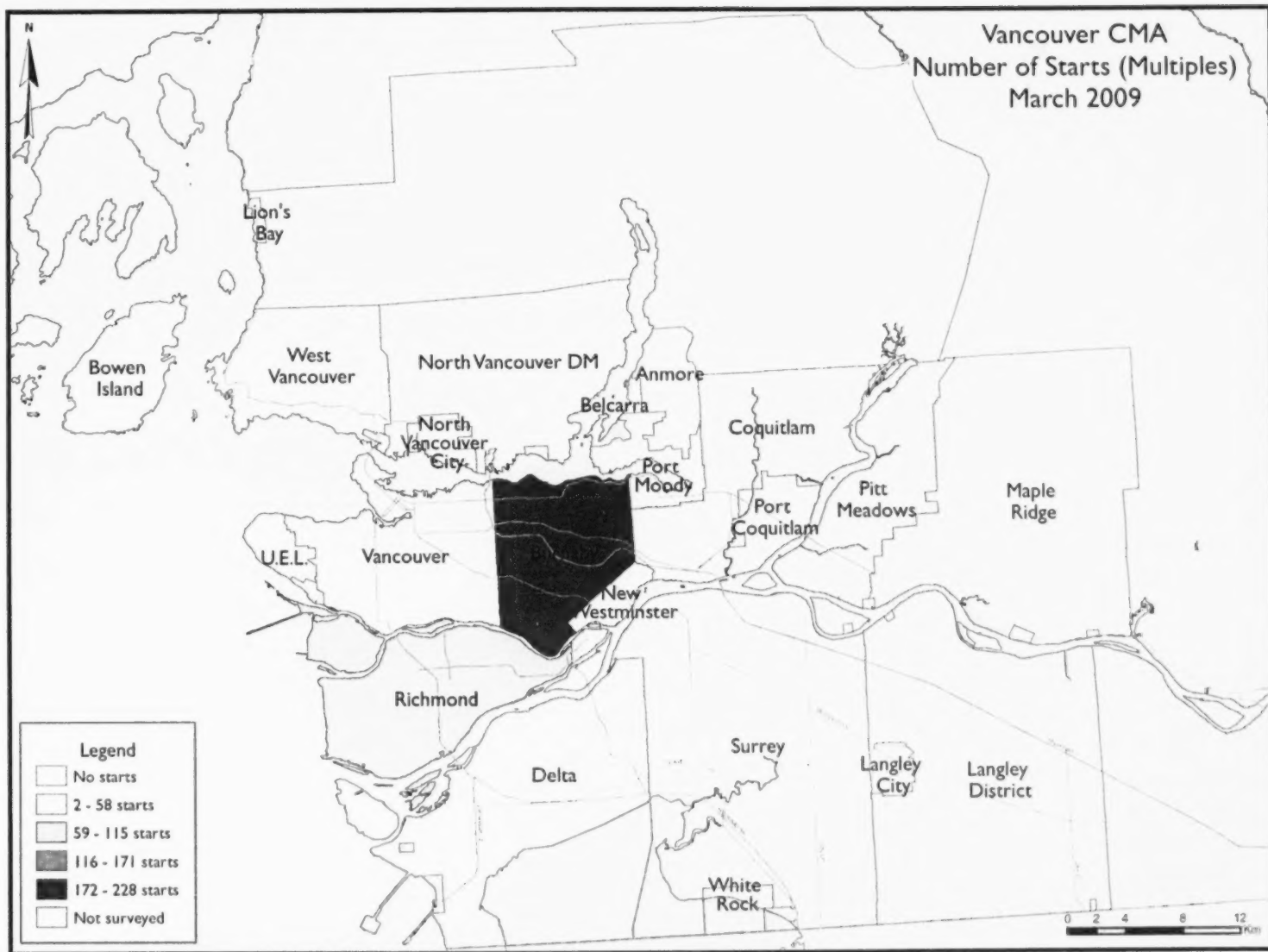
### First Quarter Starts Slow in Abbotsford CMA

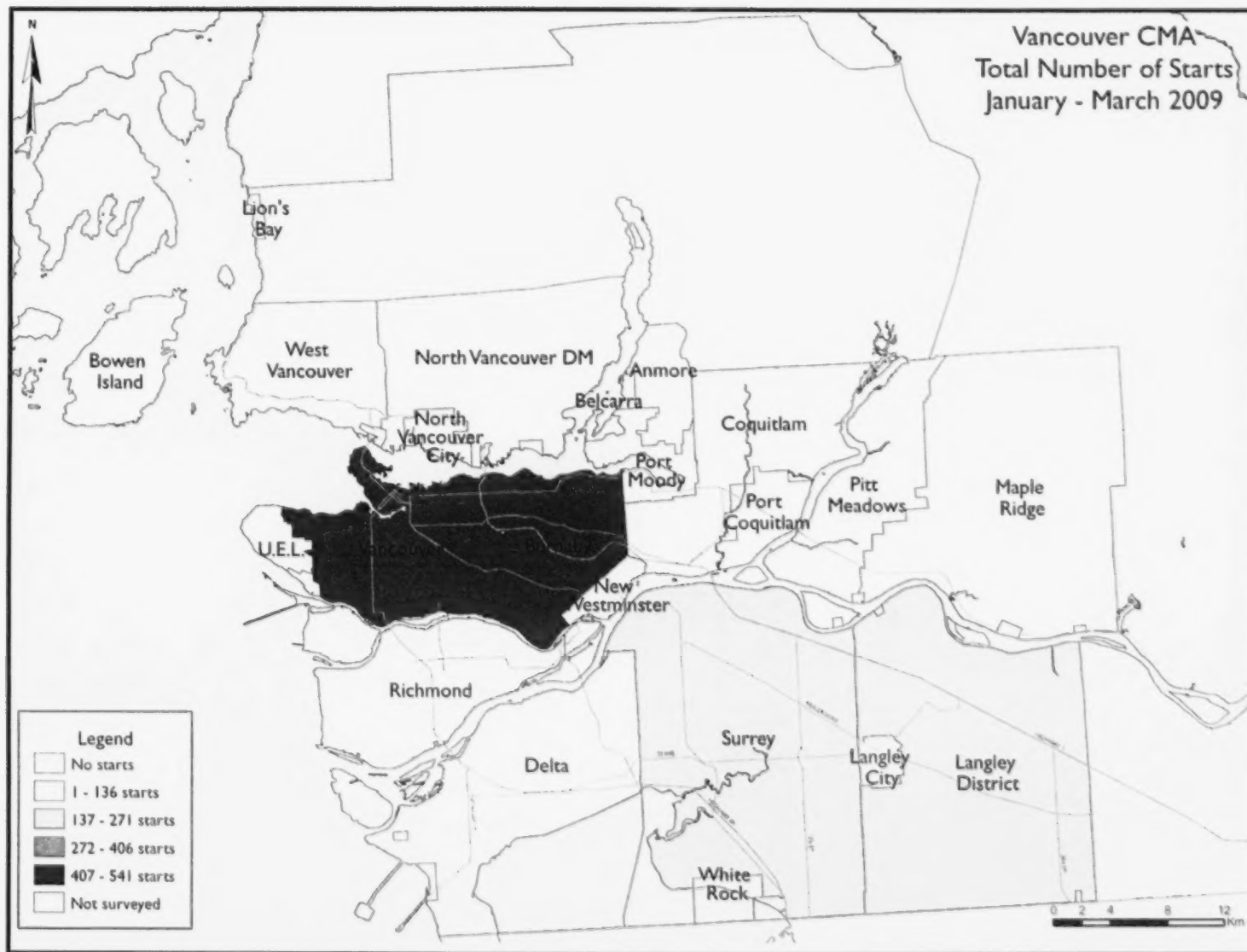


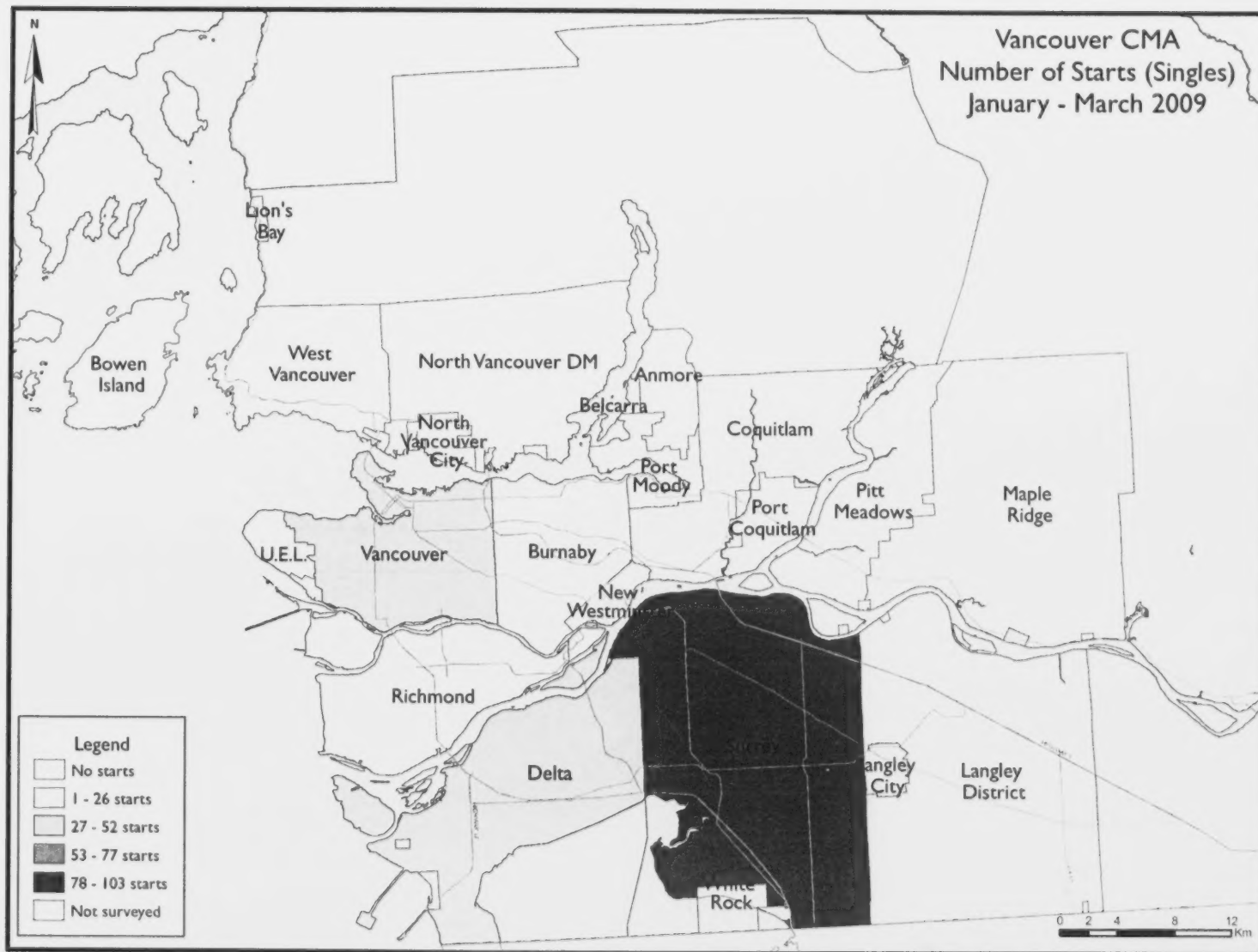


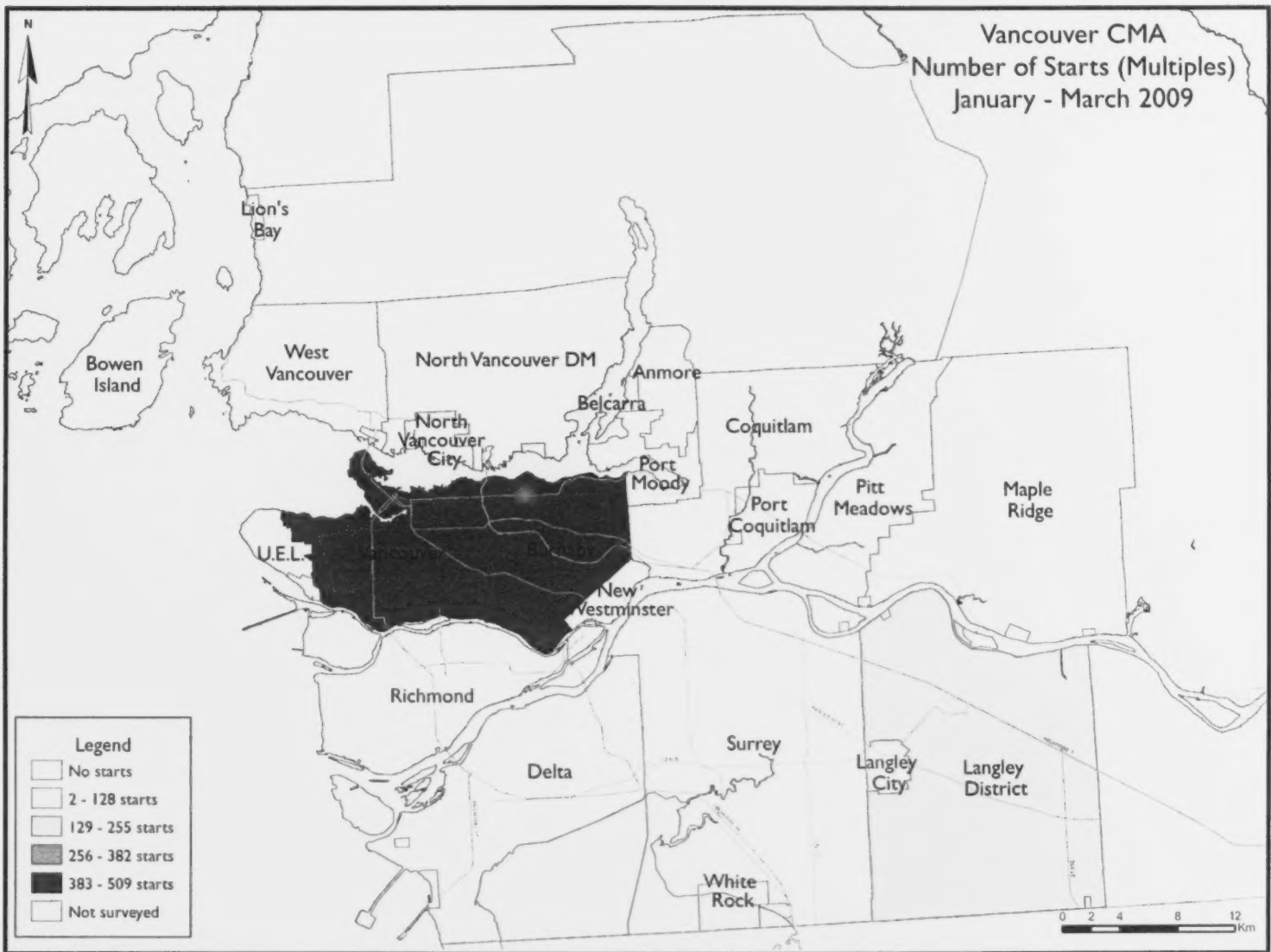


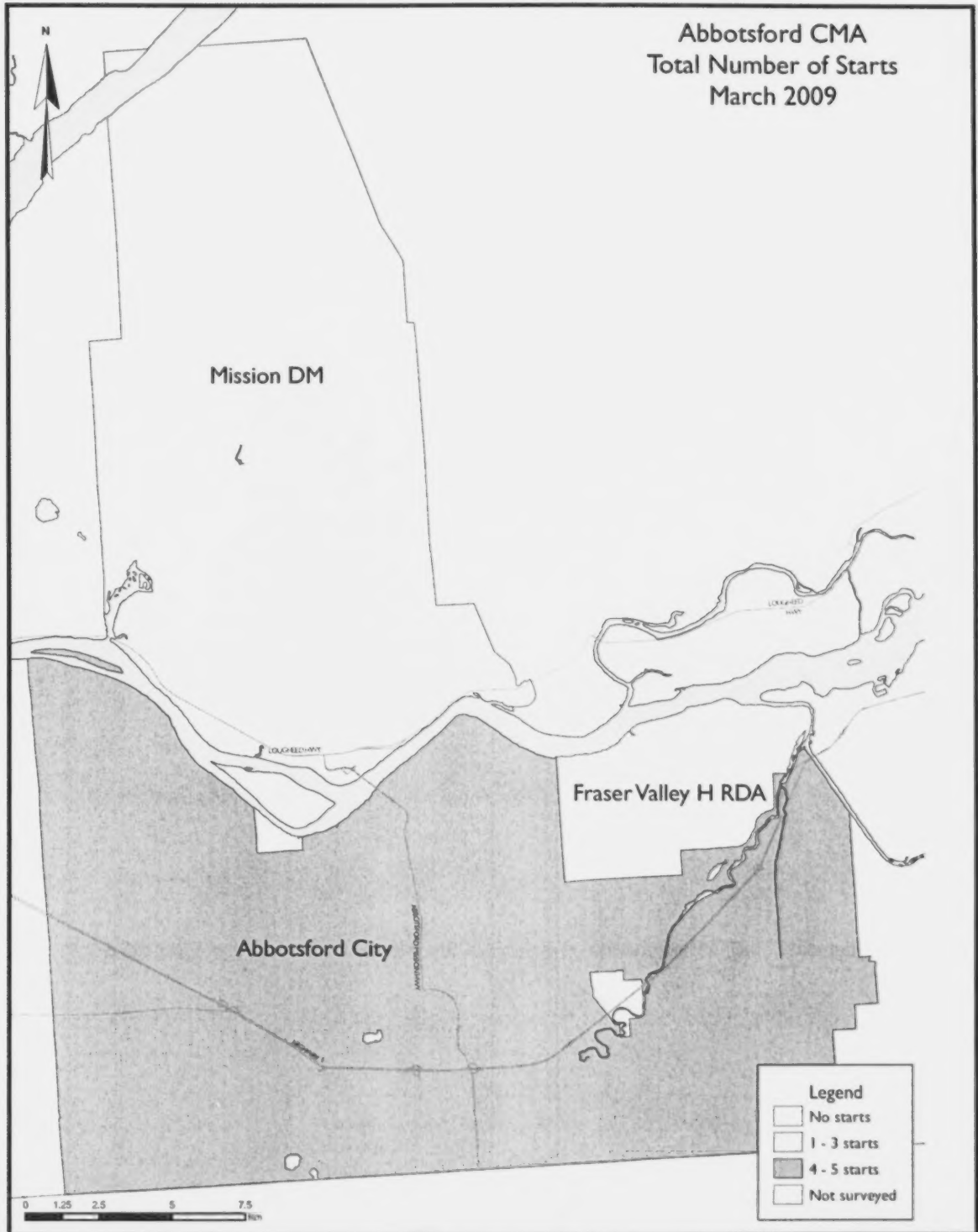


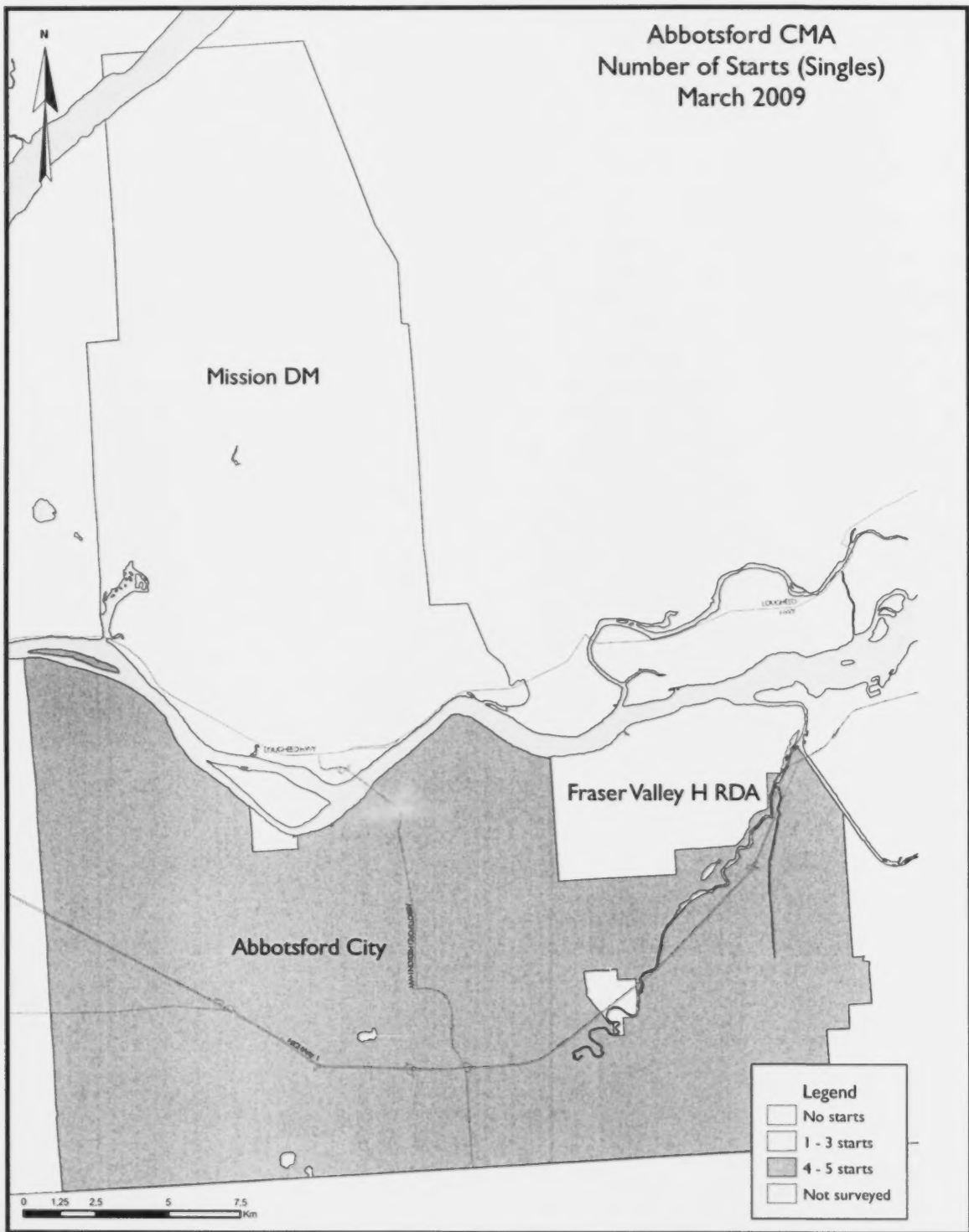




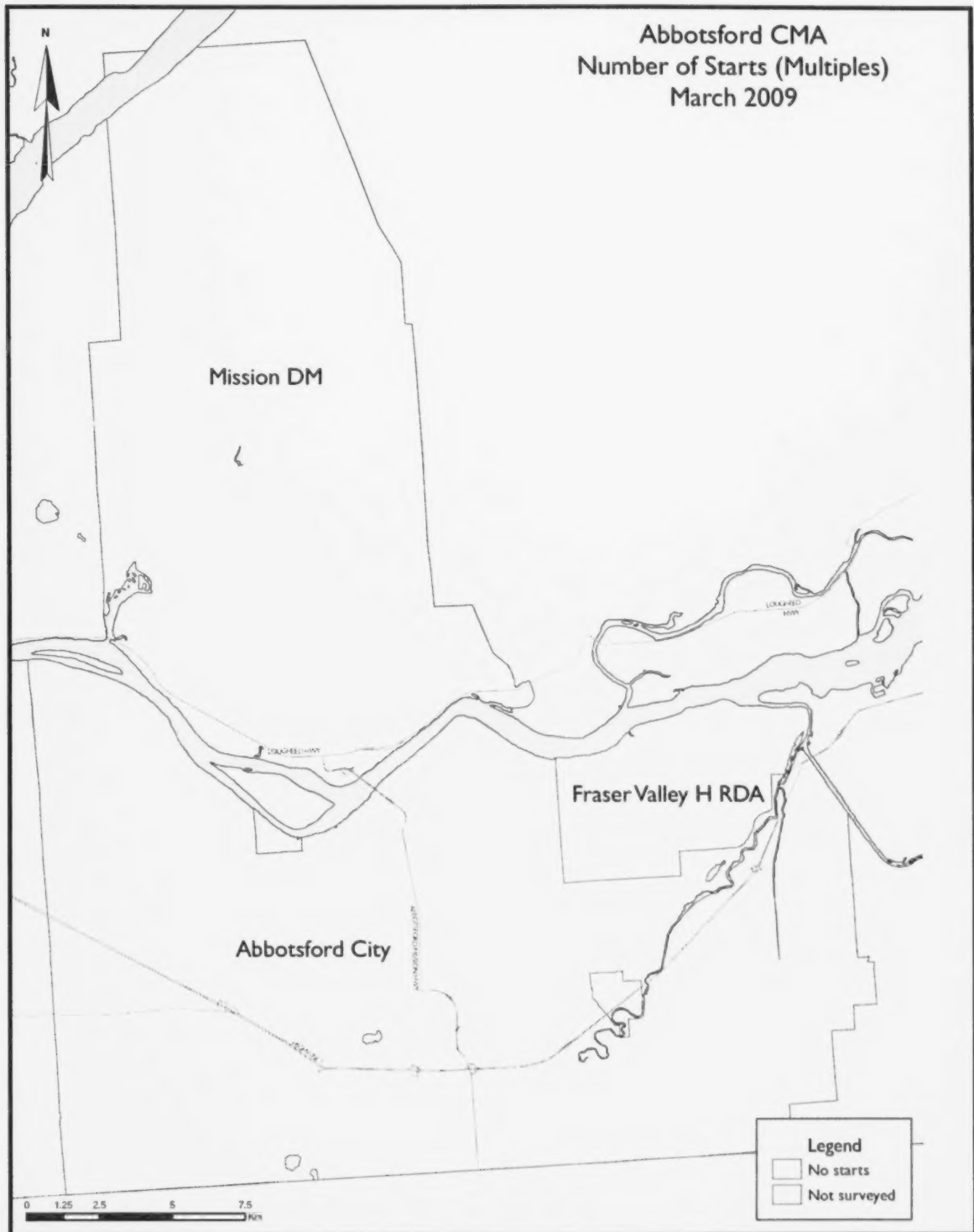


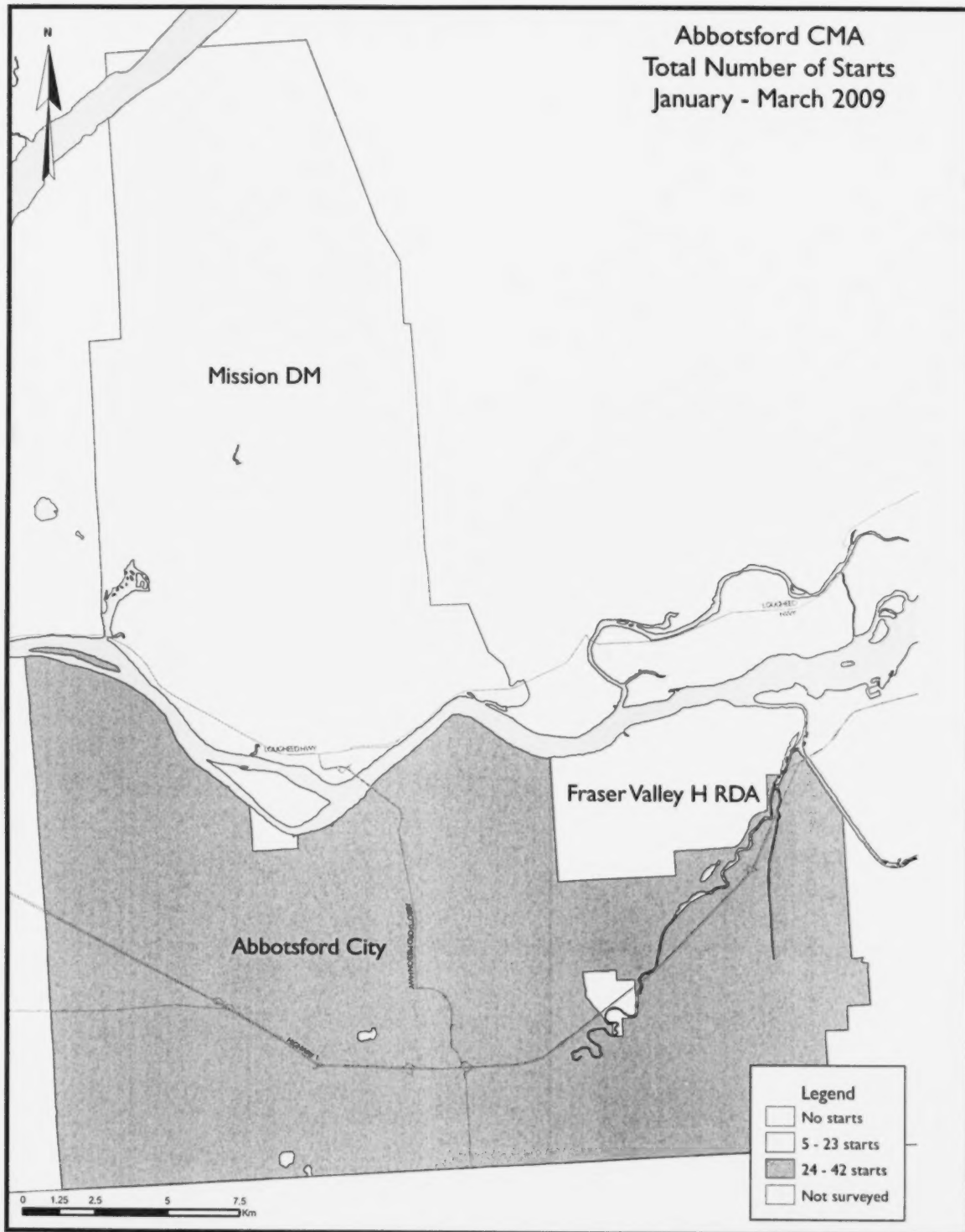


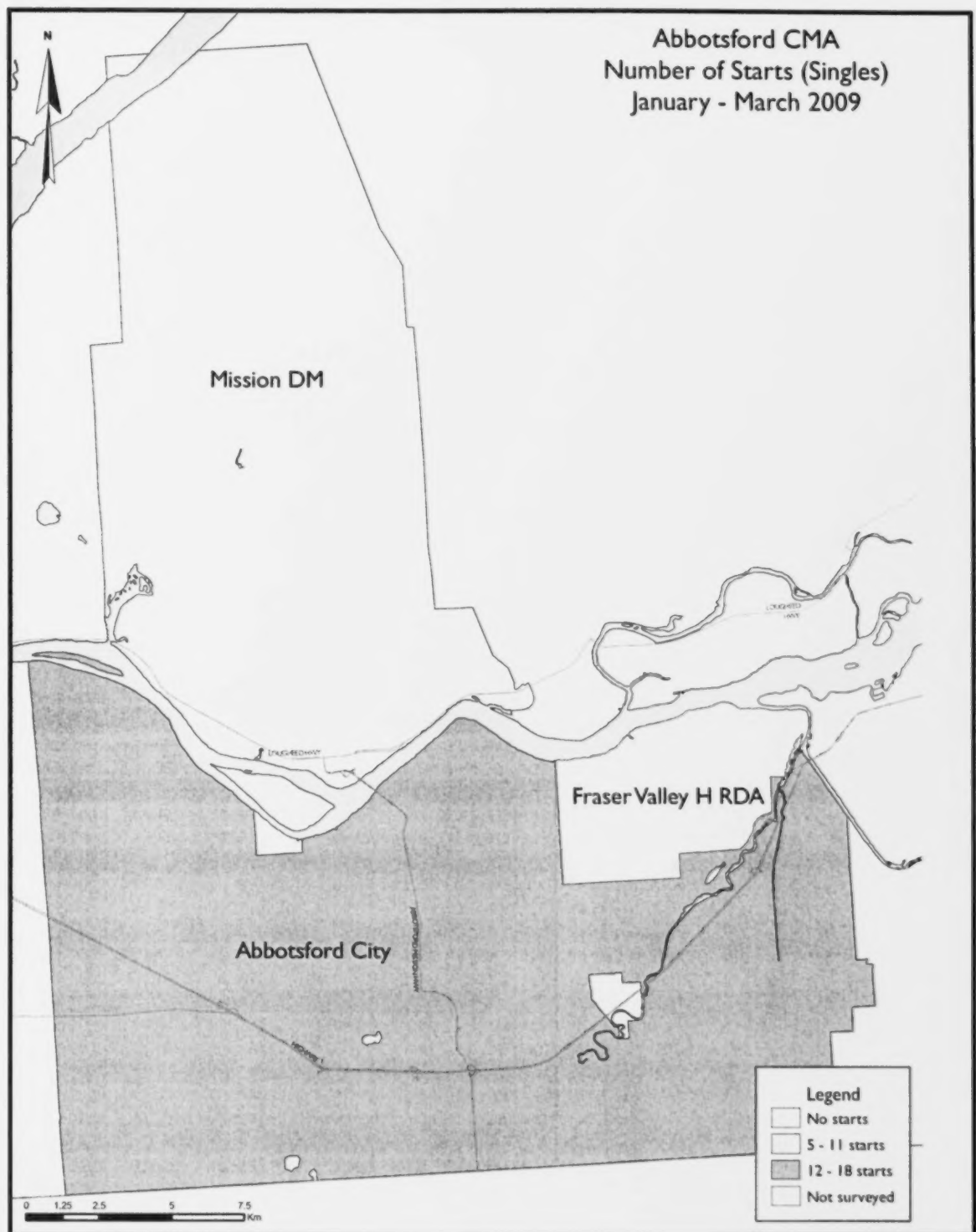


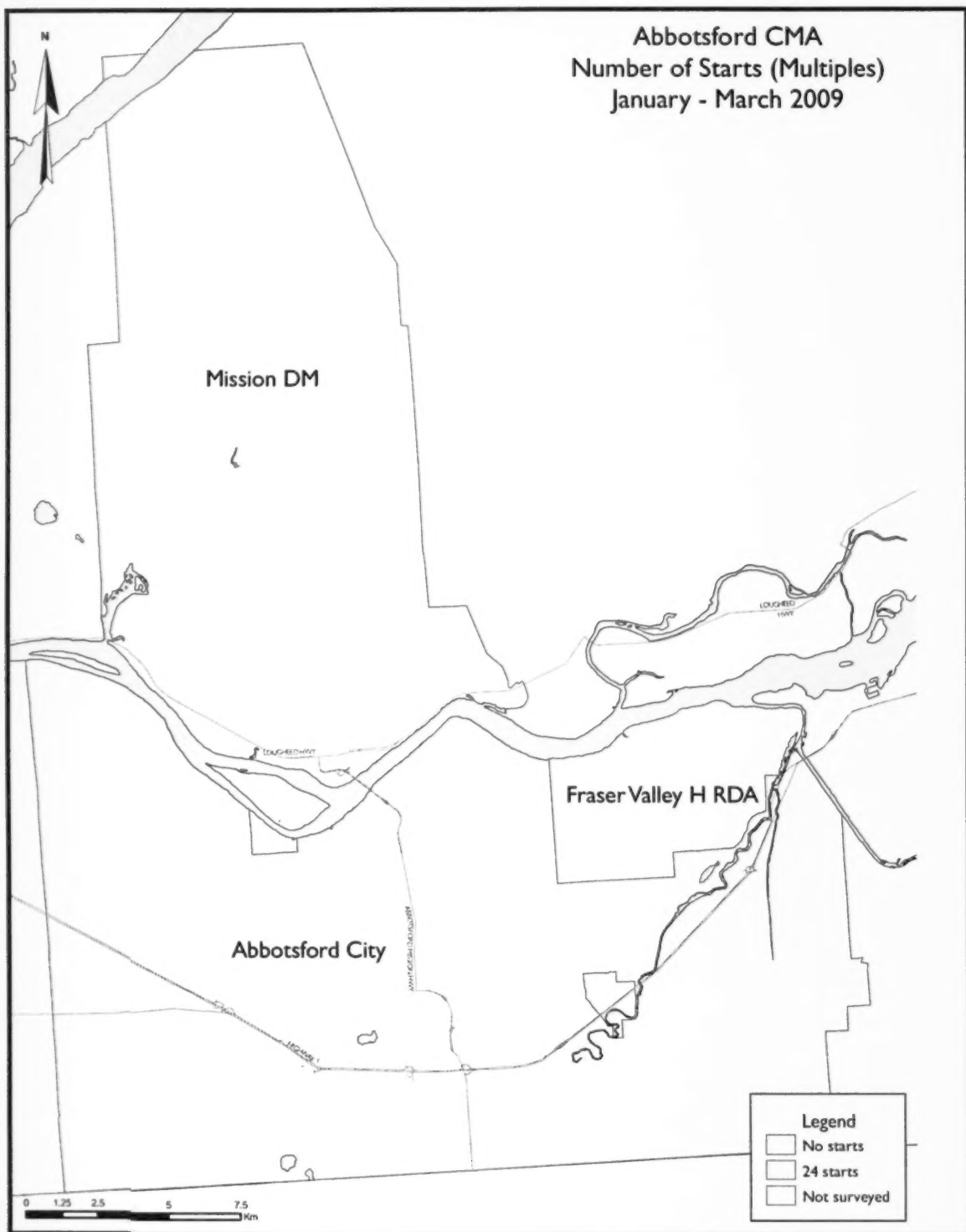












## HOUSING NOW REPORT TABLES

**Available in ALL reports:**

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type - Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type - Year-to-Date
- 3 Completions by Submarket and by Dwelling Type - Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type - Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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**Available in SELECTED Reports:**

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market - Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market - Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

**SYMBOLS**

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table I: Housing Activity Summary of Vancouver CMA**  
**March 2009**

|                                     | Ownership |       |                      |             |                 |                 | Rental                      |                 | Total* |
|-------------------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                                     | Freehold  |       |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                                     | Single    | Semi  | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| <b>STARTS</b>                       |           |       |                      |             |                 |                 |                             |                 |        |
| March 2009                          | 125       | 16    | 34                   | 0           | 77              | 251             | 1                           | 5               | 509    |
| March 2008                          | 309       | 38    | 56                   | 15          | 201             | 724             | 0                           | 10              | 1,353  |
| % Change                            | -59.5     | -57.9 | -39.3                | -100.0      | -61.7           | -65.3           | n/a                         | -50.0           | -62.4  |
| Year-to-date 2009                   | 280       | 34    | 84                   | 1           | 344             | 1,012           | 4                           | 60              | 1,819  |
| Year-to-date 2008                   | 800       | 104   | 165                  | 24          | 703             | 3,281           | 0                           | 54              | 5,131  |
| % Change                            | -65.0     | -67.3 | -49.1                | -95.8       | -51.1           | -69.2           | n/a                         | 11.1            | -64.5  |
| <b>UNDER CONSTRUCTION</b>           |           |       |                      |             |                 |                 |                             |                 |        |
| March 2009                          | 2,613     | 237   | 570                  | 32          | 2,457           | 16,565          | 8                           | 1,073           | 23,555 |
| March 2008                          | 2,997     | 240   | 399                  | 104         | 2,643           | 20,027          | 1                           | 612             | 27,023 |
| % Change                            | -12.8     | -1.3  | 42.9                 | -69.2       | -7.0            | -17.3           | **                          | 75.3            | -12.8  |
| <b>COMPLETIONS</b>                  |           |       |                      |             |                 |                 |                             |                 |        |
| March 2009                          | 262       | 26    | 32                   | 1           | 190             | 535             | 1                           | 113             | 1,160  |
| March 2008                          | 270       | 30    | 16                   | 6           | 167             | 372             | 0                           | 29              | 890    |
| % Change                            | -3.0      | -13.3 | 100.0                | -83.3       | 13.8            | 43.8            | n/a                         | **              | 30.3   |
| Year-to-date 2009                   | 791       | 92    | 114                  | 4           | 480             | 2,202           | 22                          | 127             | 3,832  |
| Year-to-date 2008                   | 955       | 92    | 66                   | 9           | 518             | 1,535           | 0                           | 37              | 3,212  |
| % Change                            | -17.2     | 0.0   | 72.7                 | -55.6       | -7.3            | 43.5            | n/a                         | **              | 19.3   |
| <b>COMPLETED &amp; NOT ABSORBED</b> |           |       |                      |             |                 |                 |                             |                 |        |
| March 2009                          | 1,147     | 176   | 146                  | 22          | 396             | 407             | 2                           | 49              | 2,345  |
| March 2008                          | 823       | 98    | 53                   | 25          | 149             | 236             | 8                           | 21              | 1,413  |
| % Change                            | 39.4      | 79.6  | 175.5                | -12.0       | 165.8           | 72.5            | -75.0                       | 133.3           | 66.0   |
| <b>ABSORBED</b>                     |           |       |                      |             |                 |                 |                             |                 |        |
| March 2009                          | 235       | 10    | 36                   | 3           | 137             | 671             | 11                          | 16              | 1,119  |
| March 2008                          | 280       | 17    | 10                   | 0           | 164             | 367             | 2                           | 21              | 861    |
| % Change                            | -16.1     | -41.2 | **                   | n/a         | -16.5           | 82.8            | **                          | -23.8           | 30.0   |
| Year-to-date 2009                   | 748       | 59    | 102                  | 8           | 451             | 2,349           | 20                          | 26              | 3,763  |
| Year-to-date 2008                   | 896       | 73    | 66                   | 3           | 524             | 1,451           | 52                          | 26              | 3,091  |
| % Change                            | -16.5     | -19.2 | 54.5                 | 166.7       | -13.9           | 61.9            | -61.5                       | 0.0             | 21.7   |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table I.1: Housing Activity Summary by Submarket**  
**March 2009**

|                            | Ownership |      |                      |             |                 |                 | Rental                      |                 | Total* |
|----------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                            | Freehold  |      |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                            | Single    | Semi | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| STARTS                     |           |      |                      |             |                 |                 |                             |                 |        |
| Burnaby                    |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 10        | 6    | 0                    | 0           | 8               | 214             | 0                           | 0               | 238    |
| March 2008                 | 26        | 18   | 0                    | 0           | 0               | 60              | 0                           | 0               | 104    |
| Delta                      |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 14        | 2    | 0                    | 0           | 0               | 0               | 0                           | 0               | 16     |
| March 2008                 | 17        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 17     |
| Langley                    |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 8         | 0    | 8                    | 0           | 18              | 0               | 0                           | 0               | 34     |
| March 2008                 | 19        | 0    | 10                   | 0           | 4               | 0               | 0                           | 0               | 33     |
| Maple Ridge / Pitt Meadows |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 8         | 0    | 0                    | 0           | 20              | 0               | 0                           | 0               | 28     |
| March 2008                 | 27        | 0    | 0                    | 0           | 34              | 0               | 0                           | 0               | 61     |
| New Westminster            |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 3         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 3      |
| March 2008                 | 1         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 1      |
| North Vancouver            |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 2         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 2      |
| March 2008                 | 14        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 14     |
| Richmond                   |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 8         | 0    | 8                    | 0           | 19              | 37              | 0                           | 0               | 72     |
| March 2008                 | 13        | 0    | 10                   | 8           | 31              | 0               | 0                           | 0               | 62     |
| Surrey                     |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 53        | 0    | 4                    | 0           | 12              | 0               | 0                           | 5               | 74     |
| March 2008                 | 119       | 0    | 14                   | 7           | 92              | 298             | 0                           | 10              | 540    |
| Tri-Cities                 |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 3         | 0    | 4                    | 0           | 0               | 0               | 0                           | 0               | 7      |
| March 2008                 | 11        | 4    | 20                   | 0           | 40              | 0               | 0                           | 0               | 75     |
| University Endowment Lands |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| March 2008                 | 1         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 1      |
| Vancouver City             |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 12        | 8    | 6                    | 0           | 0               | 0               | 1                           | 0               | 27     |
| March 2008                 | 42        | 16   | 2                    | 0           | 0               | 366             | 0                           | 0               | 426    |
| West Vancouver             |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 4         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 4      |
| March 2008                 | 15        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 15     |
| White Rock                 |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 0         | 0    | 4                    | 0           | 0               | 0               | 0                           | 0               | 4      |
| March 2008                 | 2         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 2      |
| Vancouver CMA              |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 125       | 16   | 34                   | 0           | 77              | 251             | 1                           | 5               | 509    |
| March 2008                 | 309       | 38   | 56                   | 15          | 201             | 724             | 0                           | 10              | 1,353  |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket  
March 2009**

|                            | Ownership |      |                      |             |                 |                 | Rental                      |                 | Total* |
|----------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                            | Freehold  |      |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                            | Single    | Semi | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| UNDER CONSTRUCTION         |           |      |                      |             |                 |                 |                             |                 |        |
| Burnaby                    |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 143       | 44   | 0                    | 0           | 236             | 1,904           | 0                           | 0               | 2,327  |
| March 2008                 | 93        | 90   | 0                    | 0           | 176             | 2,728           | 0                           | 0               | 3,087  |
| Delta                      |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 109       | 4    | 0                    | 0           | 116             | 0               | 0                           | 10              | 239    |
| March 2008                 | 78        | 2    | 0                    | 0           | 10              | 0               | 1                           | 1               | 92     |
| Langley                    |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 330       | 8    | 64                   | 0           | 78              | 402             | 0                           | 0               | 882    |
| March 2008                 | 464       | 18   | 70                   | 0           | 154             | 349             | 0                           | 1               | 1,056  |
| Maple Ridge / Pitt Meadows |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 171       | 4    | 0                    | 1           | 104             | 347             | 0                           | 0               | 627    |
| March 2008                 | 298       | 0    | 0                    | 19          | 177             | 609             | 0                           | 0               | 1,103  |
| New Westminster            |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 20        | 2    | 0                    | 0           | 0               | 814             | 0                           | 0               | 836    |
| March 2008                 | 24        | 2    | 0                    | 3           | 8               | 1,110           | 0                           | 0               | 1,147  |
| North Vancouver            |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 87        | 16   | 24                   | 1           | 63              | 722             | 0                           | 32              | 945    |
| March 2008                 | 113       | 8    | 2                    | 1           | 77              | 1,105           | 0                           | 32              | 1,338  |
| Richmond                   |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 147       | 6    | 162                  | 6           | 293             | 1,375           | 0                           | 6               | 1,995  |
| March 2008                 | 193       | 4    | 61                   | 8           | 253             | 1,633           | 0                           | 4               | 2,156  |
| Surrey                     |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 885       | 22   | 26                   | 24          | 992             | 3,484           | 0                           | 209             | 5,642  |
| March 2008                 | 968       | 16   | 30                   | 44          | 1,233           | 3,255           | 0                           | 175             | 5,721  |
| Tri-Cities                 |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 67        | 22   | 136                  | 0           | 242             | 1,599           | 0                           | 67              | 2,133  |
| March 2008                 | 106       | 22   | 143                  | 28          | 211             | 2,371           | 0                           | 56              | 2,937  |
| University Endowment Lands |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 7         | 0    | 0                    | 0           | 76              | 139             | 0                           | 257             | 479    |
| March 2008                 | 8         | 0    | 0                    | 0           | 90              | 261             | 0                           | 107             | 466    |
| Vancouver City             |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 411       | 93   | 106                  | 0           | 244             | 5,711           | 8                           | 492             | 7,065  |
| March 2008                 | 382       | 72   | 51                   | 0           | 218             | 6,361           | 0                           | 236             | 7,320  |
| West Vancouver             |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 159       | 14   | 0                    | 0           | 8               | 33              | 0                           | 0               | 214    |
| March 2008                 | 188       | 4    | 0                    | 1           | 36              | 18              | 0                           | 0               | 247    |
| White Rock                 |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 8         | 2    | 50                   | 0           | 5               | 35              | 0                           | 0               | 100    |
| March 2008                 | 9         | 2    | 42                   | 0           | 0               | 227             | 0                           | 0               | 280    |
| Vancouver CMA              |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 2,613     | 237  | 570                  | 32          | 2,457           | 16,565          | 8                           | 1,073           | 23,555 |
| March 2008                 | 2,997     | 240  | 399                  | 104         | 2,643           | 20,027          | 1                           | 612             | 27,023 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2009**

|                            | Ownership |      |                      |             |                 |                 | Rental                      |                 | Total* |
|----------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                            | Freehold  |      |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                            | Single    | Semi | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| COMPLETIONS                |           |      |                      |             |                 |                 |                             |                 |        |
| Burnaby                    |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 26        | 18   | 0                    | 0           | 23              | 81              | 0                           | 0               | 148    |
| March 2008                 | 14        | 8    | 0                    | 0           | 0               | 228             | 0                           | 0               | 250    |
| Delta                      |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 28        | 0    | 0                    | 0           | 0               | 0               | 0                           | 3               | 31     |
| March 2008                 | 10        | 2    | 0                    | 0           | 10              | 0               | 0                           | 1               | 23     |
| Langley                    |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 22        | 0    | 6                    | 0           | 5               | 0               | 1                           | 0               | 34     |
| March 2008                 | 39        | 10   | 6                    | 0           | 84              | 0               | 0                           | 0               | 139    |
| Maple Ridge / Pitt Meadows |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 24        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 24     |
| March 2008                 | 28        | 0    | 0                    | 0           | 15              | 0               | 0                           | 0               | 43     |
| New Westminster            |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 8         | 0    | 0                    | 0           | 4               | 46              | 0                           | 0               | 58     |
| March 2008                 | 7         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 7      |
| North Vancouver            |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 10        | 0    | 2                    | 0           | 0               | 0               | 0                           | 0               | 12     |
| March 2008                 | 8         | 0    | 0                    | 0           | 3               | 76              | 0                           | 0               | 87     |
| Richmond                   |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 0         | 0    | 0                    | 0           | 8               | 116             | 0                           | 0               | 124    |
| March 2008                 | 8         | 0    | 0                    | 0           | 7               | 0               | 0                           | 0               | 15     |
| Surrey                     |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 91        | 0    | 4                    | 1           | 135             | 180             | 0                           | 15              | 426    |
| March 2008                 | 109       | 0    | 0                    | 6           | 40              | 24              | 0                           | 6               | 185    |
| Tri-Cities                 |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 9         | 4    | 18                   | 0           | 12              | 0               | 0                           | 0               | 43     |
| March 2008                 | 10        | 4    | 4                    | 0           | 0               | 0               | 0                           | 0               | 18     |
| University Endowment Lands |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| March 2008                 | 0         | 0    | 0                    | 0           | 0               | 44              | 0                           | 0               | 44     |
| Vancouver City             |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 26        | 4    | 0                    | 0           | 3               | 112             | 0                           | 95              | 240    |
| March 2008                 | 26        | 6    | 0                    | 0           | 0               | 0               | 0                           | 20              | 52     |
| West Vancouver             |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 15        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 15     |
| March 2008                 | 8         | 0    | 0                    | 0           | 8               | 0               | 0                           | 0               | 16     |
| White Rock                 |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 0         | 0    | 2                    | 0           | 0               | 0               | 0                           | 0               | 2      |
| March 2008                 | 1         | 0    | 6                    | 0           | 0               | 0               | 0                           | 2               | 9      |
| Vancouver CMA              |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 262       | 26   | 32                   | 1           | 190             | 535             | 1                           | 113             | 1,160  |
| March 2008                 | 270       | 30   | 16                   | 6           | 167             | 372             | 0                           | 29              | 890    |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2009**

|                            | Ownership |      |                      |             |                 |                 | Rental                      |                 | Total* |
|----------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                            | Freehold  |      |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                            | Single    | Semi | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| COMPLETED & NOT ABSORBED   |           |      |                      |             |                 |                 |                             |                 |        |
| Burnaby                    |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 85        | 69   | 0                    | 0           | 11              | 1               | 0                           | 0               | 166    |
| March 2008                 | 48        | 21   | 0                    | 0           | 0               | 3               | 0                           | 0               | 72     |
| Delta                      |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 39        | 4    | 0                    | 0           | 6               | 8               | 0                           | 3               | 60     |
| March 2008                 | 13        | 2    | 0                    | 0           | 0               | 8               | 0                           | 1               | 24     |
| Langley                    |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 120       | 6    | 22                   | 4           | 31              | 33              | 0                           | 0               | 216    |
| March 2008                 | 152       | 12   | 18                   | 4           | 31              | 8               | 0                           | 1               | 226    |
| Maple Ridge / Pitt Meadows |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 149       | 0    | 0                    | 0           | 11              | 20              | 0                           | 0               | 180    |
| March 2008                 | 93        | 0    | 0                    | 2           | 16              | 58              | 0                           | 0               | 169    |
| New Westminster            |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 13        | 4    | 0                    | 0           | 1               | 6               | 0                           | 0               | 24     |
| March 2008                 | 27        | 1    | 0                    | 7           | 9               | 0               | 0                           | 0               | 44     |
| North Vancouver            |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 40        | 7    | 0                    | 0           | 9               | 14              | 0                           | 0               | 70     |
| March 2008                 | 21        | 4    | 0                    | 0           | 0               | 0               | 0                           | 0               | 25     |
| Richmond                   |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 69        | 2    | 34                   | 3           | 39              | 21              | 0                           | 1               | 169    |
| March 2008                 | 42        | 0    | 0                    | 0           | 10              | 31              | 0                           | 0               | 83     |
| Surrey                     |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 357       | 0    | 8                    | 13          | 235             | 141             | 2                           | 33              | 789    |
| March 2008                 | 230       | 7    | 0                    | 12          | 63              | 71              | 0                           | 10              | 393    |
| Tri-Cities                 |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 28        | 15   | 55                   | 2           | 23              | 56              | 0                           | 0               | 179    |
| March 2008                 | 10        | 11   | 19                   | 0           | 11              | 20              | 0                           | 0               | 71     |
| University Endowment Lands |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 1         | 0    | 0                    | 0           | 3               | 1               | 0                           | 8               | 13     |
| March 2008                 | 0         | 0    | 0                    | 0           | 0               | 2               | 8                           | 0               | 10     |
| Vancouver City             |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 190       | 67   | 9                    | 0           | 24              | 65              | 0                           | 4               | 359    |
| March 2008                 | 164       | 39   | 2                    | 0           | 6               | 9               | 0                           | 7               | 227    |
| West Vancouver             |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 46        | 2    | 0                    | 0           | 3               | 4               | 0                           | 0               | 55     |
| March 2008                 | 11        | 1    | 0                    | 0           | 3               | 7               | 0                           | 0               | 22     |
| White Rock                 |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 2         | 0    | 18                   | 0           | 0               | 37              | 0                           | 0               | 57     |
| March 2008                 | 2         | 0    | 14                   | 0           | 0               | 19              | 0                           | 2               | 37     |
| Vancouver CMA              |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 1,147     | 176  | 146                  | 22          | 396             | 407             | 2                           | 49              | 2,345  |
| March 2008                 | 823       | 98   | 53                   | 25          | 149             | 236             | 8                           | 21              | 1,413  |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2009**

|                            | Ownership |      |                      |             |                 |                 | Rental                      |                 | Total* |
|----------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                            | Freehold  |      |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                            | Single    | Semi | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| ABSORBED                   |           |      |                      |             |                 |                 |                             |                 |        |
| Burnaby                    |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 6         | 5    | 0                    | 0           | 19              | 81              | 0                           | 0               | 111    |
| March 2008                 | 14        | 2    | 0                    | 0           | 0               | 225             | 0                           | 0               | 241    |
| Delta                      |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 12        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 12     |
| March 2008                 | 15        | 0    | 0                    | 0           | 10              | 0               | 0                           | 0               | 25     |
| Langley                    |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 22        | 0    | 14                   | 0           | 1               | 2               | 1                           | 0               | 40     |
| March 2008                 | 40        | 5    | 2                    | 0           | 74              | 1               | 0                           | 0               | 122    |
| Maple Ridge / Pitt Meadows |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 20        | 0    | 0                    | 0           | 1               | 0               | 0                           | 0               | 21     |
| March 2008                 | 38        | 0    | 0                    | 0           | 17              | 5               | 0                           | 0               | 60     |
| New Westminster            |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 7         | 0    | 0                    | 0           | 3               | 40              | 0                           | 0               | 50     |
| March 2008                 | 7         | 0    | 0                    | 0           | 0               | 7               | 0                           | 0               | 14     |
| North Vancouver            |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 8         | 0    | 2                    | 0           | 0               | 0               | 0                           | 0               | 10     |
| March 2008                 | 8         | 0    | 0                    | 0           | 5               | 76              | 0                           | 0               | 89     |
| Richmond                   |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 0         | 0    | 0                    | 0           | 9               | 110             | 0                           | 0               | 119    |
| March 2008                 | 16        | 1    | 0                    | 0           | 11              | 1               | 0                           | 0               | 29     |
| Surrey                     |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 109       | 0    | 4                    | 2           | 90              | 191             | 10                          | 8               | 414    |
| March 2008                 | 101       | 2    | 0                    | 0           | 35              | 7               | 0                           | 8               | 153    |
| Tri-Cities                 |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 11        | 2    | 14                   | 1           | 13              | 143             | 0                           | 0               | 184    |
| March 2008                 | 11        | 1    | 4                    | 0           | 0               | 1               | 0                           | 0               | 17     |
| University Endowment Lands |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| March 2008                 | 0         | 0    | 0                    | 0           | 0               | 42              | 2                           | 0               | 44     |
| Vancouver City             |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 28        | 3    | 0                    | 0           | 1               | 104             | 0                           | 8               | 144    |
| March 2008                 | 23        | 6    | 0                    | 0           | 3               | 0               | 0                           | 13              | 45     |
| West Vancouver             |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 9         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 9      |
| March 2008                 | 7         | 0    | 0                    | 0           | 9               | 1               | 0                           | 0               | 17     |
| White Rock                 |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 0         | 0    | 2                    | 0           | 0               | 0               | 0                           | 0               | 2      |
| March 2008                 | 0         | 0    | 4                    | 0           | 0               | 1               | 0                           | 0               | 5      |
| Vancouver CMA              |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009                 | 235       | 10   | 36                   | 3           | 137             | 671             | 11                          | 16              | 1,119  |
| March 2008                 | 280       | 17   | 10                   | 0           | 164             | 367             | 2                           | 21              | 861    |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table 1.2: History of Housing Starts of Vancouver CMA  
1999 - 2008**

|          | Ownership |       |                      |             |                 |                 | Rental                      |                 | Total* |
|----------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|          | Freehold  |       |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|          | Single    | Semi  | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| 2008     | 3,586     | 373   | 717                  | 29          | 2,642           | 11,496          | 19                          | 729             | 19,591 |
| % Change | -13.1     | 0.3   | 93.8                 | -61.8       | -5.6            | -7.1            | -85.7                       | 51.2            | -5.5   |
| 2007     | 4,128     | 372   | 370                  | 76          | 2,799           | 12,376          | 133                         | 482             | 20,736 |
| % Change | -25.1     | 5.1   | 60.2                 | -11.6       | -11.3           | 39.9            | **                          | -1.2            | 10.9   |
| 2006     | 5,511     | 354   | 231                  | 86          | 3,155           | 8,845           | 21                          | 488             | 18,705 |
| % Change | 17.9      | -11.1 | 33.5                 | -58.0       | -12.1           | -4.8            | -68.2                       | -6.2            | -1.1   |
| 2005     | 4,673     | 398   | 173                  | 205         | 3,588           | 9,291           | 66                          | 520             | 18,914 |
| % Change | -11.8     | -10.4 | -41.6                | -26.5       | -6.2            | 8.8             | -8.3                        | -22.8           | -2.7   |
| 2004     | 5,297     | 444   | 296                  | 279         | 3,826           | 8,542           | 72                          | 674             | 19,430 |
| % Change | 4.5       | 1.8   | 17.0                 | -0.4        | 47.2            | 41.3            | -10.0                       | -22.0           | 24.3   |
| 2003     | 5,070     | 436   | 253                  | 280         | 2,599           | 6,044           | 80                          | 864             | 15,626 |
| % Change | 4.7       | -3.1  | -8.3                 | 135.3       | 31.7            | 44.5            | 45.5                        | -30.7           | 18.4   |
| 2002     | 4,843     | 450   | 276                  | 119         | 1,974           | 4,182           | 55                          | 1,247           | 13,197 |
| % Change | 42.4      | -1.3  | 39.4                 | 9.2         | 79.9            | 51.9            | -70.4                       | -50.8           | 21.5   |
| 2001     | 3,400     | 456   | 198                  | 109         | 1,097           | 2,754           | 186                         | 2,535           | 10,862 |
| % Change | 10.2      | 27.4  | 25.3                 | **          | -11.1           | 28.0            | **                          | 125.3           | 32.4   |
| 2000     | 3,086     | 358   | 158                  | 35          | 1,234           | 2,152           | 20                          | 1,125           | 8,203  |
| % Change | -13.0     | 28.8  | 79.5                 | **          | 17.0            | -20.3           | n/a                         | 13.9            | -5.5   |
| 1999     | 3,546     | 278   | 88                   | 7           | 1,055           | 2,700           | 0                           | 988             | 8,677  |

Source: CMHC (Starts and Completions Survey)



**Table 2: Starts by Submarket and by Dwelling Type**  
**March 2009**

| Submarket                  | Single     |            | Semi       |            | Row        |            | Apt. & Other |            | Total      |              |              |
|----------------------------|------------|------------|------------|------------|------------|------------|--------------|------------|------------|--------------|--------------|
|                            | March 2009 | March 2008 | March 2009 | March 2008 | March 2009 | March 2008 | March 2009   | March 2008 | March 2009 | March 2008   | % Change     |
| Anmore                     | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0            | n/a          |
| Belcarra                   | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0            | n/a          |
| Bowen Island               | 0          | 2          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 2            | -100.0       |
| Burnaby - Mountain         | 2          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 2          | 0            | n/a          |
| Burnaby - North            | 2          | 3          | 0          | 2          | 0          | 0          | 0            | 0          | 2          | 5            | -60.0        |
| Burnaby - Lougheed Mall    | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0            | n/a          |
| Burnaby - South & East     | 0          | 10         | 2          | 4          | 0          | 0          | 0            | 0          | 2          | 14           | -85.7        |
| Burnaby - Central Park     | 1          | 0          | 2          | 2          | 0          | 0          | 0            | 0          | 3          | 2            | 50.0         |
| Burnaby - Remainder        | 5          | 13         | 2          | 10         | 8          | 0          | 214          | 60         | 229        | 83           | 175.9        |
| Burnaby Total              | 10         | 26         | 6          | 18         | 8          | 0          | 214          | 60         | 238        | 104          | 128.8        |
| Coquitlam                  | 3          | 9          | 0          | 2          | 0          | 18         | 4            | 20         | 7          | 49           | -85.7        |
| Delta - Tsawwassen         | 1          | 3          | 2          | 0          | 0          | 0          | 0            | 0          | 3          | 3            | 0.0          |
| Delta - Ladner             | 2          | 1          | 0          | 0          | 0          | 0          | 0            | 0          | 2          | 1            | 100.0        |
| Delta - North              | 11         | 13         | 0          | 0          | 0          | 0          | 0            | 0          | 11         | 13           | -15.4        |
| Delta                      | 14         | 17         | 2          | 0          | 0          | 0          | 0            | 0          | 16         | 17           | -5.9         |
| Langley City               | 0          | 0          | 0          | 0          | 18         | 0          | 0            | 0          | 18         | 0            | n/a          |
| Langley District           | 8          | 19         | 0          | 0          | 0          | 4          | 8            | 10         | 16         | 33           | -51.5        |
| Lion's Bay                 | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0            | n/a          |
| Maple Ridge                | 8          | 26         | 0          | 34         | 0          | 0          | 0            | 0          | 8          | 60           | -86.7        |
| New Westminster            | 3          | 1          | 0          | 0          | 0          | 0          | 0            | 0          | 3          | 1            | 200.0        |
| North Vancouver City       | 0          | 3          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 3            | -100.0       |
| North Vancouver DM         | 2          | 11         | 0          | 0          | 0          | 0          | 0            | 0          | 2          | 11           | -81.8        |
| Pitt Meadows               | 0          | 1          | 12         | 0          | 8          | 0          | 0            | 0          | 20         | 1            | **           |
| Port Coquitlam             | 0          | 1          | 0          | 2          | 0          | 22         | 0            | 0          | 0          | 25           | -100.0       |
| Port Moody                 | 0          | 1          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 1            | -100.0       |
| Richmond                   | 8          | 21         | 4          | 18         | 15         | 13         | 45           | 10         | 72         | 62           | 16.1         |
| Surrey - South             | 10         | 31         | 2          | 12         | 0          | 17         | 2            | 0          | 14         | 60           | -76.7        |
| Surrey - Cloverdale        | 12         | 38         | 0          | 0          | 6          | 39         | 7            | 113        | 25         | 190          | -86.8        |
| Surrey - North             | 26         | 51         | 0          | 14         | 4          | 0          | 0            | 2          | 30         | 67           | -55.2        |
| Surrey - Guildford         | 1          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 1          | 0            | n/a          |
| Surrey - Whalley           | 4          | 6          | 0          | 0          | 0          | 10         | 0            | 207        | 4          | 223          | -98.2        |
| Surrey Total               | 53         | 126        | 2          | 26         | 10         | 66         | 9            | 322        | 74         | 540          | -86.3        |
| University Endowment Lands | 0          | 1          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 1            | -100.0       |
| Vancouver - West End       | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0            | n/a          |
| Vancouver - Downtown       | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 277        | 0          | 277          | -100.0       |
| Vancouver - Kitsilano      | 0          | 2          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 2            | -100.0       |
| Vancouver - False Creek    | 0          | 0          | 2          | 0          | 0          | 0          | 0            | 0          | 2          | 0            | n/a          |
| Vancouver - Granville/Oak  | 0          | 0          | 0          | 4          | 0          | 0          | 0            | 0          | 0          | 4            | -100.0       |
| Vancouver - Kerrisdale     | 0          | 4          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 4            | -100.0       |
| Vancouver - Marpole        | 0          | 3          | 2          | 2          | 0          | 0          | 0            | 0          | 2          | 5            | -60.0        |
| Vancouver - Eastside       | 5          | 25         | 0          | 8          | 0          | 0          | 6            | 58         | 11         | 91           | -87.9        |
| Vancouver - Mt. Pleasant   | 0          | 0          | 2          | 0          | 0          | 0          | 0            | 33         | 2          | 33           | -93.9        |
| Vancouver - Strath/Grand   | 0          | 0          | 0          | 2          | 0          | 0          | 0            | 0          | 0          | 2            | -100.0       |
| Vancouver - Westside       | 8          | 8          | 2          | 0          | 0          | 0          | 0            | 0          | 10         | 8            | 25.0         |
| Vancouver Total            | 13         | 42         | 8          | 16         | 0          | 0          | 6            | 368        | 27         | 426          | -93.7        |
| West Vancouver             | 4          | 15         | 0          | 0          | 0          | 0          | 0            | 0          | 4          | 15           | -73.3        |
| White Rock                 | 0          | 2          | 0          | 0          | 0          | 0          | 4            | 0          | 4          | 2            | 100.0        |
| <b>Vancouver CMA</b>       | <b>126</b> | <b>324</b> | <b>34</b>  | <b>116</b> | <b>59</b>  | <b>123</b> | <b>290</b>   | <b>790</b> | <b>509</b> | <b>1,353</b> | <b>-62.4</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 2009**

| Submarket                  | Single      |             | Semi        |             | Row         |             | Apt. & Other |              | Total        |              |              |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|
|                            | YTD<br>2009 | YTD<br>2008 | YTD<br>2009 | YTD<br>2008 | YTD<br>2009 | YTD<br>2008 | YTD<br>2009  | YTD<br>2008  | YTD<br>2009  | YTD<br>2008  | %<br>Change  |
| Anmore                     | 1           | 1           | 0           | 0           | 0           | 0           | 0            | 0            | 1            | 1            | 0.0          |
| Belcarra                   | 1           | 0           | 0           | 0           | 0           | 0           | 0            | 0            | 1            | 0            | n/a          |
| Bowen Island               | 0           | 5           | 0           | 0           | 0           | 0           | 0            | 0            | 0            | 5            | -100.0       |
| Burnaby - Mountain         | 2           | 0           | 0           | 0           | 0           | 0           | 0            | 0            | 2            | 0            | n/a          |
| Burnaby - North            | 4           | 8           | 0           | 12          | 32          | 5           | 9            | 162          | 45           | 187          | -75.9        |
| Burnaby - Lougheed Mall    | 0           | 0           | 0           | 0           | 0           | 0           | 0            | 0            | 0            | 0            | n/a          |
| Burnaby - South & East     | 3           | 21          | 2           | 12          | 0           | 0           | 0            | 0            | 5            | 33           | -84.8        |
| Burnaby - Central Park     | 2           | 1           | 2           | 2           | 0           | 52          | 130          | 0            | 134          | 55           | 143.6        |
| Burnaby - Remainder        | 14          | 28          | 6           | 30          | 20          | 36          | 214          | 206          | 254          | 300          | -15.3        |
| Burnaby Total              | 25          | 58          | 10          | 56          | 52          | 93          | 353          | 368          | 440          | 575          | -23.5        |
| Coquitlam                  | 9           | 20          | 2           | 8           | 18          | 31          | 8            | 178          | 37           | 237          | -84.4        |
| Delta - Tsawwassen         | 1           | 5           | 2           | 0           | 0           | 0           | 0            | 0            | 3            | 5            | -40.0        |
| Delta - Ladner             | 5           | 7           | 0           | 4           | 0           | 3           | 2            | 0            | 7            | 14           | -50.0        |
| Delta - North              | 23          | 23          | 0           | 0           | 48          | 0           | 0            | 0            | 71           | 23           | **           |
| Delta                      | 29          | 35          | 2           | 4           | 48          | 3           | 2            | 0            | 81           | 42           | 92.9         |
| Langley City               | 1           | 0           | 0           | 0           | 18          | 0           | 0            | 32           | 19           | 32           | -40.6        |
| Langley District           | 20          | 58          | 0           | 0           | 0           | 10          | 146          | 92           | 166          | 160          | 3.8          |
| Lion's Bay                 | 0           | 1           | 0           | 0           | 0           | 0           | 0            | 0            | 0            | 1            | -100.0       |
| Maple Ridge                | 21          | 95          | 0           | 34          | 23          | 0           | 0            | 0            | 44           | 129          | -65.9        |
| New Westminster            | 6           | 6           | 0           | 0           | 0           | 4           | 0            | 46           | 6            | 56           | -89.3        |
| North Vancouver City       | 0           | 6           | 0           | 0           | 0           | 0           | 2            | 2            | 2            | 8            | -75.0        |
| North Vancouver DM         | 7           | 24          | 16          | 0           | 0           | 0           | 0            | 167          | 23           | 191          | -88.0        |
| Pitt Meadows               | 0           | 11          | 12          | 0           | 8           | 0           | 0            | 0            | 20           | 11           | 81.8         |
| Port Coquitlam             | 0           | 3           | 0           | 2           | 0           | 26          | 0            | 47           | 0            | 78           | -100.0       |
| Port Moody                 | 1           | 3           | 0           | 0           | 0           | 0           | 0            | 38           | 1            | 41           | -97.6        |
| Richmond                   | 20          | 45          | 4           | 26          | 32          | 53          | 55           | 183          | 111          | 307          | -63.8        |
| Surrey - South             | 15          | 72          | 2           | 24          | 63          | 152         | 2            | 0            | 82           | 248          | -66.9        |
| Surrey - Cloverdale        | 31          | 85          | 0           | 0           | 16          | 112         | 15           | 135          | 62           | 332          | -81.3        |
| Surrey - North             | 45          | 92          | 0           | 22          | 4           | 12          | 1            | 79           | 50           | 205          | -75.6        |
| Surrey - Guildford         | 1           | 0           | 0           | 0           | 0           | 0           | 0            | 0            | 1            | 0            | n/a          |
| Surrey - Whalley           | 11          | 15          | 0           | 0           | 16          | 42          | 0            | 852          | 27           | 909          | -97.0        |
| Surrey Total               | 103         | 264         | 2           | 46          | 99          | 318         | 18           | 1,066        | 222          | 1,694        | -86.9        |
| University Endowment Lands | 1           | 1           | 0           | 2           | 0           | 11          | 46           | 0            | 47           | 14           | **           |
| Vancouver - West End       | 0           | 0           | 0           | 0           | 0           | 0           | 225          | 0            | 225          | 0            | n/a          |
| Vancouver - Downtown       | 0           | 0           | 0           | 2           | 0           | 6           | 156          | 698          | 156          | 706          | -77.9        |
| Vancouver - Kitsilano      | 0           | 3           | 0           | 0           | 0           | 0           | 47           | 142          | 47           | 145          | -67.6        |
| Vancouver - False Creek    | 0           | 0           | 2           | 0           | 0           | 29          | 0            | 234          | 2            | 263          | -99.2        |
| Vancouver - Granville/Oak  | 2           | 0           | 0           | 16          | 0           | 6           | 0            | 0            | 2            | 22           | -90.9        |
| Vancouver - Kerrisdale     | 1           | 17          | 0           | 0           | 0           | 0           | 33           | 2            | 34           | 19           | 78.9         |
| Vancouver - Marpole        | 1           | 20          | 2           | 2           | 0           | 0           | 0            | 0            | 3            | 22           | -86.4        |
| Vancouver - Eastside       | 15          | 71          | 10          | 20          | 0           | 0           | 16           | 151          | 41           | 242          | -83.1        |
| Vancouver - Mt. Pleasant   | 0           | 0           | 4           | 0           | 12          | 0           | 0            | 33           | 16           | 33           | -51.5        |
| Vancouver - Strath/Grand   | 0           | 0           | 0           | 2           | 0           | 0           | 0            | 0            | 0            | 2            | -100.0       |
| Vancouver - Westside       | 13          | 37          | 2           | 0           | 0           | 0           | 0            | 2            | 15           | 39           | -61.5        |
| Vancouver Total            | 32          | 148         | 20          | 42          | 12          | 41          | 477          | 1,262        | 541          | 1,493        | -63.8        |
| West Vancouver             | 8           | 38          | 0           | 0           | 0           | 0           | 0            | 10           | 8            | 48           | -83.3        |
| White Rock                 | 0           | 2           | 0           | 0           | 0           | 0           | 49           | 6            | 49           | 8            | **           |
| <b>Vancouver CMA</b>       | <b>285</b>  | <b>824</b>  | <b>68</b>   | <b>220</b>  | <b>310</b>  | <b>590</b>  | <b>1,156</b> | <b>3,497</b> | <b>1,819</b> | <b>5,131</b> | <b>-64.5</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**March 2009**

| Submarket                  | Row                      |            |            |            | Apt. & Other             |            |            |            |
|----------------------------|--------------------------|------------|------------|------------|--------------------------|------------|------------|------------|
|                            | Freehold and Condominium |            | Rental     |            | Freehold and Condominium |            | Rental     |            |
|                            | March 2009               | March 2008 | March 2009 | March 2008 | March 2009               | March 2008 | March 2009 | March 2008 |
| Anmore                     | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Belcarra                   | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Bowen Island               | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Burnaby - Mountain         | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Burnaby - North            | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Burnaby - Lougheed Mall    | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Burnaby - South & East     | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Burnaby - Central Park     | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Burnaby - Remainder        | 8                        | 0          | 0          | 0          | 214                      | 60         | 0          | 0          |
| Burnaby Total              | 8                        | 0          | 0          | 0          | 214                      | 60         | 0          | 0          |
| Coquitlam                  | 0                        | 18         | 0          | 0          | 4                        | 20         | 0          | 0          |
| Delta - Tsawwassen         | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Delta - Ladner             | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Delta - North              | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Delta                      | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Langley City               | 18                       | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Langley District           | 0                        | 4          | 0          | 0          | 8                        | 10         | 0          | 0          |
| Lion's Bay                 | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Maple Ridge                | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| New Westminster            | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| North Vancouver City       | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| North Vancouver DM         | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Pitt Meadows               | 8                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Port Coquitlam             | 0                        | 22         | 0          | 0          | 0                        | 0          | 0          | 0          |
| Port Moody                 | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Richmond                   | 15                       | 13         | 0          | 0          | 45                       | 10         | 0          | 0          |
| Surrey - South             | 0                        | 17         | 0          | 0          | 0                        | 0          | 2          | 0          |
| Surrey - Cloverdale        | 6                        | 39         | 0          | 0          | 4                        | 105        | 3          | 8          |
| Surrey - North             | 4                        | 0          | 0          | 0          | 0                        | 0          | 0          | 2          |
| Surrey - Guildford         | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Surrey - Whalley           | 0                        | 10         | 0          | 0          | 0                        | 207        | 0          | 0          |
| Surrey Total               | 10                       | 66         | 0          | 0          | 4                        | 312        | 5          | 10         |
| University Endowment Lands | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - West End       | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Downtown       | 0                        | 0          | 0          | 0          | 0                        | 277        | 0          | 0          |
| Vancouver - Kitsilano      | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - False Creek    | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Granville/Oak  | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Kerrisdale     | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Marpole        | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Eastside       | 0                        | 0          | 0          | 0          | 6                        | 58         | 0          | 0          |
| Vancouver - Mt. Pleasant   | 0                        | 0          | 0          | 0          | 0                        | 33         | 0          | 0          |
| Vancouver - Strath/Grand   | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Westside       | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver Total            | 0                        | 0          | 0          | 0          | 6                        | 368        | 0          | 0          |
| West Vancouver             | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| White Rock                 | 0                        | 0          | 0          | 0          | 4                        | 0          | 0          | 0          |
| <b>Vancouver CMA</b>       | <b>59</b>                | <b>123</b> | <b>0</b>   | <b>0</b>   | <b>285</b>               | <b>780</b> | <b>5</b>   | <b>10</b>  |

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - March 2009**

| Submarket                  | Row                      |            |          |          | Apt. & Other             |              |           |           |
|----------------------------|--------------------------|------------|----------|----------|--------------------------|--------------|-----------|-----------|
|                            | Freehold and Condominium |            | Rental   |          | Freehold and Condominium |              | Rental    |           |
|                            | YTD 2009                 | YTD 2008   | YTD 2009 | YTD 2008 | YTD 2009                 | YTD 2008     | YTD 2009  | YTD 2008  |
| Anmore                     | 0                        | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Belcarra                   | 0                        | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Bowen Island               | 0                        | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Burnaby - Mountain         | 0                        | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Burnaby - North            | 32                       | 5          | 0        | 0        | 9                        | 162          | 0         | 0         |
| Burnaby - Lougheed Mall    | 0                        | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Burnaby - South & East     | 0                        | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Burnaby - Central Park     | 0                        | 52         | 0        | 0        | 130                      | 0            | 0         | 0         |
| Burnaby - Remainder        | 20                       | 36         | 0        | 0        | 214                      | 206          | 0         | 0         |
| Burnaby Total              | 52                       | 93         | 0        | 0        | 353                      | 368          | 0         | 0         |
| Coquitlam                  | 18                       | 31         | 0        | 0        | 8                        | 178          | 0         | 0         |
| Delta - Tsawwassen         | 0                        | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Delta - Ladner             | 0                        | 3          | 0        | 0        | 0                        | 0            | 2         | 0         |
| Delta - North              | 48                       | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Delta                      | 48                       | 3          | 0        | 0        | 0                        | 0            | 2         | 0         |
| Langley City               | 18                       | 0          | 0        | 0        | 0                        | 32           | 0         | 0         |
| Langley District           | 0                        | 10         | 0        | 0        | 146                      | 92           | 0         | 0         |
| Lion's Bay                 | 0                        | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Maple Ridge                | 23                       | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| New Westminster            | 0                        | 4          | 0        | 0        | 0                        | 46           | 0         | 0         |
| North Vancouver City       | 0                        | 0          | 0        | 0        | 2                        | 2            | 0         | 0         |
| North Vancouver DM         | 0                        | 0          | 0        | 0        | 0                        | 135          | 0         | 32        |
| Pitt Meadows               | 8                        | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Port Coquitlam             | 0                        | 26         | 0        | 0        | 0                        | 45           | 0         | 2         |
| Port Moody                 | 0                        | 0          | 0        | 0        | 0                        | 38           | 0         | 0         |
| Richmond                   | 32                       | 53         | 0        | 0        | 55                       | 181          | 0         | 2         |
| Surrey - South             | 63                       | 152        | 0        | 0        | 0                        | 0            | 2         | 0         |
| Surrey - Cloverdale        | 16                       | 112        | 0        | 0        | 6                        | 119          | 9         | 16        |
| Surrey - North             | 4                        | 12         | 0        | 0        | 0                        | 77           | 1         | 2         |
| Surrey - Guildford         | 0                        | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Surrey - Whalley           | 16                       | 42         | 0        | 0        | 0                        | 852          | 0         | 0         |
| Surrey Total               | 99                       | 318        | 0        | 0        | 6                        | 1,048        | 12        | 18        |
| University Endowment Lands | 0                        | 11         | 0        | 0        | 0                        | 0            | 46        | 0         |
| Vancouver - West End       | 0                        | 0          | 0        | 0        | 225                      | 0            | 0         | 0         |
| Vancouver - Downtown       | 0                        | 6          | 0        | 0        | 156                      | 698          | 0         | 0         |
| Vancouver - Kitsilano      | 0                        | 0          | 0        | 0        | 47                       | 142          | 0         | 0         |
| Vancouver - False Creek    | 0                        | 29         | 0        | 0        | 0                        | 234          | 0         | 0         |
| Vancouver - Granville/Oak  | 0                        | 6          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Vancouver - Kerrisdale     | 0                        | 0          | 0        | 0        | 33                       | 2            | 0         | 0         |
| Vancouver - Marpole        | 0                        | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Vancouver - Eastside       | 0                        | 0          | 0        | 0        | 16                       | 151          | 0         | 0         |
| Vancouver - Mt. Pleasant   | 12                       | 0          | 0        | 0        | 0                        | 33           | 0         | 0         |
| Vancouver - Strath/Grand   | 0                        | 0          | 0        | 0        | 0                        | 0            | 0         | 0         |
| Vancouver - Westside       | 0                        | 0          | 0        | 0        | 0                        | 2            | 0         | 0         |
| Vancouver Total            | 12                       | 41         | 0        | 0        | 477                      | 1,262        | 0         | 0         |
| West Vancouver             | 0                        | 0          | 0        | 0        | 0                        | 10           | 0         | 0         |
| White Rock                 | 0                        | 0          | 0        | 0        | 49                       | 6            | 0         | 0         |
| <b>Vancouver CMA</b>       | <b>310</b>               | <b>590</b> | <b>0</b> | <b>0</b> | <b>1,096</b>             | <b>3,443</b> | <b>60</b> | <b>54</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**March 2009**

| Submarket                  | Freehold   |            | Condominium |            | Rental     |            | Total*     |              |
|----------------------------|------------|------------|-------------|------------|------------|------------|------------|--------------|
|                            | March 2009 | March 2008 | March 2009  | March 2008 | March 2009 | March 2008 | March 2009 | March 2008   |
| Anmore                     | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0            |
| Belcarra                   | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0            |
| Bowen Island               | 0          | 2          | 0           | 0          | 0          | 0          | 0          | 2            |
| Burnaby - Mountain         | 2          | 0          | 0           | 0          | 0          | 0          | 2          | 0            |
| Burnaby - North            | 2          | 5          | 0           | 0          | 0          | 0          | 2          | 5            |
| Burnaby - Lougheed Mall    | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0            |
| Burnaby - South & East     | 2          | 14         | 0           | 0          | 0          | 0          | 2          | 14           |
| Burnaby - Central Park     | 3          | 2          | 0           | 0          | 0          | 0          | 3          | 2            |
| Burnaby - Remainder        | 7          | 23         | 222         | 60         | 0          | 0          | 229        | 83           |
| Burnaby Total              | 16         | 44         | 222         | 60         | 0          | 0          | 238        | 104          |
| Coquitlam                  | 7          | 31         | 0           | 18         | 0          | 0          | 7          | 49           |
| Delta - Tsawwassen         | 3          | 3          | 0           | 0          | 0          | 0          | 3          | 3            |
| Delta - Ladner             | 2          | 1          | 0           | 0          | 0          | 0          | 2          | 1            |
| Delta - North              | 11         | 13         | 0           | 0          | 0          | 0          | 11         | 13           |
| Delta                      | 16         | 17         | 0           | 0          | 0          | 0          | 16         | 17           |
| Langley City               | 0          | 0          | 18          | 0          | 0          | 0          | 18         | 0            |
| Langley District           | 16         | 29         | 0           | 4          | 0          | 0          | 16         | 33           |
| Lion's Bay                 | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0            |
| Maple Ridge                | 8          | 26         | 0           | 34         | 0          | 0          | 8          | 60           |
| New Westminster            | 3          | 1          | 0           | 0          | 0          | 0          | 3          | 1            |
| North Vancouver City       | 0          | 3          | 0           | 0          | 0          | 0          | 0          | 3            |
| North Vancouver DM         | 2          | 11         | 0           | 0          | 0          | 0          | 2          | 11           |
| Pitt Meadows               | 0          | 1          | 20          | 0          | 0          | 0          | 20         | 1            |
| Port Coquitlam             | 0          | 3          | 0           | 22         | 0          | 0          | 0          | 25           |
| Port Moody                 | 0          | 1          | 0           | 0          | 0          | 0          | 0          | 1            |
| Richmond                   | 16         | 23         | 56          | 39         | 0          | 0          | 72         | 62           |
| Surrey - South             | 10         | 24         | 2           | 36         | 2          | 0          | 14         | 60           |
| Surrey - Cloverdale        | 16         | 52         | 6           | 130        | 3          | 8          | 25         | 190          |
| Surrey - North             | 26         | 51         | 4           | 14         | 0          | 2          | 30         | 67           |
| Surrey - Guildford         | 1          | 0          | 0           | 0          | 0          | 0          | 1          | 0            |
| Surrey - Whalley           | 4          | 6          | 0           | 217        | 0          | 0          | 4          | 223          |
| Surrey Total               | 57         | 133        | 12          | 397        | 5          | 10         | 74         | 540          |
| University Endowment Lands | 0          | 1          | 0           | 0          | 0          | 0          | 0          | 1            |
| Vancouver - West End       | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0            |
| Vancouver - Downtown       | 0          | 0          | 0           | 277        | 0          | 0          | 0          | 277          |
| Vancouver - Kitsilano      | 0          | 2          | 0           | 0          | 0          | 0          | 0          | 2            |
| Vancouver - False Creek    | 2          | 0          | 0           | 0          | 0          | 0          | 2          | 0            |
| Vancouver - Granville/Oak  | 0          | 4          | 0           | 0          | 0          | 0          | 0          | 4            |
| Vancouver - Kerrisdale     | 0          | 4          | 0           | 0          | 0          | 0          | 0          | 4            |
| Vancouver - Marpole        | 2          | 5          | 0           | 0          | 0          | 0          | 2          | 5            |
| Vancouver - Eastside       | 10         | 35         | 0           | 56         | 1          | 0          | 11         | 91           |
| Vancouver - Mt. Pleasant   | 2          | 0          | 0           | 33         | 0          | 0          | 2          | 33           |
| Vancouver - Strath/Grand   | 0          | 2          | 0           | 0          | 0          | 0          | 0          | 2            |
| Vancouver - Westside       | 10         | 8          | 0           | 0          | 0          | 0          | 10         | 8            |
| Vancouver Total            | 26         | 60         | 0           | 366        | 1          | 0          | 27         | 426          |
| West Vancouver             | 4          | 15         | 0           | 0          | 0          | 0          | 4          | 15           |
| White Rock                 | 4          | 2          | 0           | 0          | 0          | 0          | 4          | 2            |
| <b>Vancouver CMA</b>       | <b>175</b> | <b>403</b> | <b>328</b>  | <b>940</b> | <b>6</b>   | <b>10</b>  | <b>509</b> | <b>1,353</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - March 2009**

| Submarket                  | Freehold   |              | Condominium  |              | Rental    |           | Total*       |              |
|----------------------------|------------|--------------|--------------|--------------|-----------|-----------|--------------|--------------|
|                            | YTD 2009   | YTD 2008     | YTD 2009     | YTD 2008     | YTD 2009  | YTD 2008  | YTD 2009     | YTD 2008     |
| Anmore                     | 1          | 1            | 0            | 0            | 0         | 0         | 1            | 1            |
| Belcarra                   | 1          | 0            | 0            | 0            | 0         | 0         | 1            | 0            |
| Bowen Island               | 0          | 5            | 0            | 0            | 0         | 0         | 0            | 5            |
| Burnaby - Mountain         | 2          | 0            | 0            | 0            | 0         | 0         | 2            | 0            |
| Burnaby - North            | 4          | 16           | 41           | 171          | 0         | 0         | 45           | 187          |
| Burnaby - Lougheed Mall    | 0          | 0            | 0            | 0            | 0         | 0         | 0            | 0            |
| Burnaby - South & East     | 5          | 33           | 0            | 0            | 0         | 0         | 5            | 33           |
| Burnaby - Central Park     | 4          | 3            | 130          | 52           | 0         | 0         | 134          | 55           |
| Burnaby - Remainder        | 20         | 58           | 234          | 242          | 0         | 0         | 254          | 300          |
| Burnaby Total              | 35         | 110          | 405          | 465          | 0         | 0         | 440          | 575          |
| Coquitlam                  | 19         | 54           | 18           | 183          | 0         | 0         | 37           | 237          |
| Delta - Tsawwassen         | 3          | 5            | 0            | 0            | 0         | 0         | 3            | 5            |
| Delta - Ladner             | 5          | 7            | 0            | 7            | 2         | 0         | 7            | 14           |
| Delta - North              | 23         | 23           | 48           | 0            | 0         | 0         | 71           | 23           |
| Delta                      | 31         | 35           | 48           | 7            | 2         | 0         | 81           | 42           |
| Langley City               | 1          | 0            | 18           | 32           | 0         | 0         | 19           | 32           |
| Langley District           | 38         | 86           | 126          | 74           | 2         | 0         | 166          | 160          |
| Lion's Bay                 | 0          | 1            | 0            | 0            | 0         | 0         | 0            | 1            |
| Maple Ridge                | 21         | 95           | 23           | 34           | 0         | 0         | 44           | 129          |
| New Westminster            | 6          | 6            | 0            | 50           | 0         | 0         | 6            | 56           |
| North Vancouver City       | 2          | 8            | 0            | 0            | 0         | 0         | 2            | 8            |
| North Vancouver DM         | 6          | 24           | 17           | 135          | 0         | 32        | 23           | 191          |
| Pitt Meadows               | 0          | 11           | 20           | 0            | 0         | 0         | 20           | 11           |
| Port Coquitlam             | 0          | 13           | 0            | 63           | 0         | 2         | 0            | 78           |
| Port Moody                 | 1          | 3            | 0            | 38           | 0         | 0         | 1            | 41           |
| Richmond                   | 38         | 90           | 73           | 215          | 0         | 2         | 111          | 307          |
| Surrey - South             | 15         | 60           | 65           | 188          | 2         | 0         | 82           | 248          |
| Surrey - Cloverdale        | 37         | 113          | 16           | 203          | 9         | 16        | 62           | 332          |
| Surrey - North             | 45         | 92           | 4            | 111          | 1         | 2         | 50           | 205          |
| Surrey - Guildford         | 1          | 0            | 0            | 0            | 0         | 0         | 1            | 0            |
| Surrey - Whalley           | 11         | 15           | 16           | 894          | 0         | 0         | 27           | 909          |
| Surrey Total               | 109        | 280          | 101          | 1,396        | 12        | 18        | 222          | 1,694        |
| University Endowment Lands | 1          | 1            | 0            | 13           | 46        | 0         | 47           | 14           |
| Vancouver - West End       | 0          | 0            | 225          | 0            | 0         | 0         | 225          | 0            |
| Vancouver - Downtown       | 0          | 2            | 156          | 704          | 0         | 0         | 156          | 706          |
| Vancouver - Kitsilano      | 0          | 3            | 47           | 142          | 0         | 0         | 47           | 145          |
| Vancouver - False Creek    | 2          | 0            | 0            | 263          | 0         | 0         | 2            | 263          |
| Vancouver - Granville/Oak  | 2          | 16           | 0            | 6            | 0         | 0         | 2            | 22           |
| Vancouver - Kerrisdale     | 1          | 19           | 33           | 0            | 0         | 0         | 34           | 19           |
| Vancouver - Marpole        | 3          | 22           | 0            | 0            | 0         | 0         | 3            | 22           |
| Vancouver - Eastside       | 39         | 97           | 0            | 145          | 2         | 0         | 41           | 242          |
| Vancouver - Mt. Pleasant   | 4          | 0            | 12           | 33           | 0         | 0         | 16           | 33           |
| Vancouver - Strath/Grand   | 0          | 2            | 0            | 0            | 0         | 0         | 0            | 2            |
| Vancouver - Westside       | 15         | 39           | 0            | 0            | 0         | 0         | 15           | 39           |
| Vancouver Total            | 66         | 200          | 473          | 1,293        | 2         | 0         | 541          | 1,493        |
| West Vancouver             | 8          | 38           | 0            | 10           | 0         | 0         | 8            | 48           |
| White Rock                 | 14         | 8            | 35           | 0            | 0         | 0         | 49           | 8            |
| <b>Vancouver CMA</b>       | <b>398</b> | <b>1,069</b> | <b>1,357</b> | <b>4,008</b> | <b>64</b> | <b>54</b> | <b>1,819</b> | <b>5,131</b> |

Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type**  
**March 2009**

| Submarket                  | Single     |            | Semi       |            | Row        |            | Apt. & Other |            | Total        |            |             |
|----------------------------|------------|------------|------------|------------|------------|------------|--------------|------------|--------------|------------|-------------|
|                            | March 2009 | March 2008 | March 2009 | March 2008 | March 2009 | March 2008 | March 2009   | March 2008 | March 2009   | March 2008 | % Change    |
| Anmore                     | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0            | 0          | n/a         |
| Belcarra                   | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0            | 0          | n/a         |
| Bowen Island               | 0          | 2          | 0          | 0          | 0          | 0          | 0            | 0          | 0            | 2          | -100.0      |
| Burnaby - Mountain         | 0          | 1          | 0          | 0          | 0          | 0          | 0            | 0          | 0            | 1          | -100.0      |
| Burnaby - North            | 4          | 3          | 0          | 0          | 0          | 0          | 0            | 0          | 4            | 3          | 33.3        |
| Burnaby - Lougheed Mall    | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0            | 0          | n/a         |
| Burnaby - South & East     | 0          | 2          | 0          | 0          | 0          | 0          | 0            | 0          | 0            | 2          | -100.0      |
| Burnaby - Central Park     | 4          | 0          | 4          | 0          | 0          | 0          | 0            | 0          | 8            | 0          | n/a         |
| Burnaby - Remainder        | 18         | 8          | 14         | 8          | 23         | 0          | 81           | 228        | 136          | 244        | -44.3       |
| Burnaby Total              | 26         | 14         | 18         | 8          | 23         | 0          | 81           | 228        | 148          | 250        | -40.8       |
| Coquitlam                  | 5          | 3          | 4          | 4          | 12         | 0          | 18           | 2          | 39           | 9          | **          |
| Delta - Tsawwassen         | 4          | 3          | 0          | 0          | 0          | 0          | 0            | 0          | 4            | 3          | 33.3        |
| Delta - Ladner             | 9          | 3          | 0          | 0          | 0          | 10         | 3            | 1          | 12           | 14         | -14.3       |
| Delta - North              | 15         | 4          | 0          | 2          | 0          | 0          | 0            | 0          | 15           | 6          | 150.0       |
| Delta                      | 28         | 10         | 0          | 2          | 0          | 10         | 3            | 1          | 31           | 23         | 34.8        |
| Langley City               | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0            | 0          | n/a         |
| Langley District           | 23         | 39         | 0          | 20         | 5          | 74         | 6            | 6          | 34           | 139        | -75.5       |
| Lion's Bay                 | 3          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 3            | 0          | n/a         |
| Maple Ridge                | 22         | 20         | 0          | 0          | 0          | 0          | 0            | 0          | 22           | 20         | 10.0        |
| New Westminster            | 8          | 7          | 0          | 0          | 4          | 0          | 46           | 0          | 58           | 7          | **          |
| North Vancouver City       | 1          | 2          | 0          | 0          | 0          | 3          | 2            | 76         | 3            | 81         | -96.3       |
| North Vancouver DM         | 9          | 6          | 0          | 0          | 0          | 0          | 0            | 0          | 9            | 6          | 50.0        |
| Pitt Meadows               | 2          | 8          | 0          | 0          | 0          | 15         | 0            | 0          | 2            | 23         | -91.3       |
| Port Coquitlam             | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 2          | 0            | 2          | -100.0      |
| Port Moody                 | 4          | 7          | 0          | 0          | 0          | 0          | 0            | 0          | 4            | 7          | -42.9       |
| Richmond                   | 0          | 8          | 4          | 0          | 4          | 7          | 116          | 0          | 124          | 15         | **          |
| Surrey - South             | 17         | 31         | 8          | 4          | 15         | 4          | 180          | 24         | 220          | 63         | **          |
| Surrey - Cloverdale        | 31         | 36         | 0          | 0          | 43         | 23         | 17           | 6          | 91           | 65         | 40.0        |
| Surrey - North             | 36         | 35         | 0          | 0          | 31         | 9          | 2            | 0          | 69           | 44         | 56.8        |
| Surrey - Guildford         | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0            | 0          | n/a         |
| Surrey - Whalley           | 8          | 13         | 0          | 0          | 38         | 0          | 0            | 0          | 46           | 13         | **          |
| Surrey Total               | 92         | 115        | 8          | 4          | 127        | 36         | 199          | 30         | 426          | 185        | 130.3       |
| University Endowment Lands | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 44         | 0            | 44         | -100.0      |
| Vancouver - West End       | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0            | 0          | n/a         |
| Vancouver - Downtown       | 0          | 0          | 0          | 0          | 0          | 0          | 199          | 0          | 199          | 0          | n/a         |
| Vancouver - Kitsilano      | 2          | 0          | 0          | 2          | 0          | 0          | 0            | 2          | 2            | 4          | -50.0       |
| Vancouver - False Creek    | 0          | 1          | 0          | 0          | 0          | 0          | 0            | 0          | 0            | 1          | -100.0      |
| Vancouver - Granville/Oak  | 0          | 1          | 4          | 2          | 0          | 0          | 0            | 0          | 4            | 3          | 33.3        |
| Vancouver - Kerrisdale     | 1          | 3          | 0          | 0          | 0          | 0          | 0            | 0          | 1            | 3          | -66.7       |
| Vancouver - Marpole        | 1          | 3          | 0          | 2          | 0          | 0          | 0            | 0          | 1            | 5          | -80.0       |
| Vancouver - Eastside       | 9          | 3          | 0          | 0          | 0          | 0          | 8            | 18         | 17           | 21         | -19.0       |
| Vancouver - Mt. Pleasant   | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0            | 0          | n/a         |
| Vancouver - Strath/Grand   | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0            | 0          | n/a         |
| Vancouver - Westside       | 13         | 15         | 0          | 0          | 3          | 0          | 0            | 0          | 16           | 15         | 6.7         |
| Vancouver Total            | 26         | 26         | 4          | 6          | 3          | 0          | 207          | 20         | 240          | 52         | **          |
| West Vancouver             | 15         | 8          | 0          | 8          | 0          | 0          | 0            | 0          | 15           | 16         | -6.3        |
| White Rock                 | 0          | 1          | 0          | 0          | 0          | 0          | 2            | 8          | 2            | 9          | -77.8       |
| <b>Vancouver CMA</b>       | <b>264</b> | <b>276</b> | <b>38</b>  | <b>52</b>  | <b>178</b> | <b>145</b> | <b>680</b>   | <b>417</b> | <b>1,160</b> | <b>890</b> | <b>30.3</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - March 2009**

| Submarket                  | Single     |            | Semi       |            | Row        |            | Apt. & Other |              | Total        |              |             |
|----------------------------|------------|------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|-------------|
|                            | YTD        | YTD        | YTD        | YTD        | YTD        | YTD        | YTD          | YTD          | YTD          | YTD          | %           |
|                            | 2009       | 2008       | 2009       | 2008       | 2009       | 2008       | 2009         | 2008         | 2009         | 2008         | Change      |
| Anmore                     | 6          | 6          | 0          | 0          | 0          | 0          | 0            | 0            | 6            | 6            | 0.0         |
| Belcarra                   | 1          | 1          | 0          | 0          | 0          | 0          | 0            | 0            | 1            | 1            | 0.0         |
| Bowen Island               | 6          | 6          | 0          | 0          | 0          | 0          | 0            | 0            | 6            | 6            | 0.0         |
| Burnaby - Mountain         | 0          | 1          | 0          | 2          | 0          | 0          | 0            | 0            | 0            | 3            | -100.0      |
| Burnaby - North            | 9          | 14         | 0          | 2          | 0          | 0          | 0            | 0            | 9            | 16           | -43.8       |
| Burnaby - Lougheed Mall    | 1          | 1          | 0          | 0          | 0          | 0          | 0            | 0            | 1            | 1            | 0.0         |
| Burnaby - South & East     | 1          | 7          | 2          | 2          | 4          | 0          | 0            | 0            | 7            | 9            | -22.2       |
| Burnaby - Central Park     | 5          | 6          | 4          | 2          | 0          | 0          | 0            | 0            | 9            | 8            | 12.5        |
| Burnaby - Remainder        | 22         | 28         | 24         | 26         | 23         | 20         | 81           | 295          | 150          | 369          | -59.3       |
| Burnaby Total              | 38         | 57         | 30         | 34         | 27         | 20         | 81           | 295          | 176          | 406          | -56.7       |
| Coquitlam                  | 29         | 12         | 8          | 6          | 49         | 22         | 89           | 175          | 175          | 215          | -18.6       |
| Delta - Tsawwassen         | 7          | 4          | 0          | 0          | 0          | 0          | 0            | 0            | 7            | 4            | 75.0        |
| Delta - Ladner             | 18         | 12         | 0          | 0          | 0          | 10         | 4            | 1            | 22           | 23           | -4.3        |
| Delta - North              | 23         | 15         | 0          | 2          | 32         | 0          | 0            | 0            | 55           | 17           | **          |
| Delta                      | 48         | 31         | 0          | 2          | 32         | 10         | 4            | 1            | 84           | 44           | 90.9        |
| Langley City               | 0          | 0          | 0          | 0          | 0          | 0          | 101          | 0            | 101          | 0            | n/a         |
| Langley District           | 57         | 152        | 16         | 32         | 9          | 156        | 72           | 28           | 154          | 368          | -58.2       |
| Lion's Bay                 | 3          | 1          | 0          | 0          | 0          | 0          | 0            | 0            | 3            | 1            | 200.0       |
| Maple Ridge                | 80         | 90         | 0          | 0          | 0          | 12         | 0            | 132          | 80           | 234          | -65.8       |
| New Westminster            | 12         | 33         | 2          | 0          | 4          | 0          | 210          | 120          | 228          | 153          | 49.0        |
| North Vancouver City       | 7          | 4          | 2          | 10         | 0          | 3          | 2            | 76           | 11           | 93           | -88.2       |
| North Vancouver DM         | 17         | 25         | 0          | 0          | 0          | 0          | 0            | 0            | 17           | 25           | -32.0       |
| Pitt Meadows               | 8          | 21         | 0          | 0          | 0          | 15         | 70           | 132          | 78           | 168          | -53.6       |
| Port Coquitlam             | 3          | 8          | 2          | 0          | 11         | 4          | 23           | 167          | 39           | 179          | -78.2       |
| Port Moody                 | 10         | 13         | 0          | 0          | 0          | 38         | 230          | 63           | 240          | 114          | 110.5       |
| Richmond                   | 54         | 49         | 8          | 0          | 11         | 21         | 405          | 213          | 478          | 283          | 68.9        |
| Surrey - South             | 43         | 67         | 20         | 4          | 38         | 4          | 180          | 24           | 281          | 99           | 183.8       |
| Surrey - Cloverdale        | 79         | 89         | 0          | 0          | 51         | 92         | 30           | 37           | 160          | 218          | -26.6       |
| Surrey - North             | 117        | 126        | 4          | 0          | 36         | 17         | 4            | 0            | 161          | 143          | 12.6        |
| Surrey - Guildford         | 0          | 1          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 1            | -100.0      |
| Surrey - Whalley           | 18         | 35         | 0          | 0          | 156        | 29         | 0            | 51           | 174          | 115          | 51.3        |
| Surrey Total               | 257        | 318        | 24         | 4          | 281        | 142        | 214          | 112          | 776          | 576          | 34.7        |
| University Endowment Lands | 1          | 1          | 4          | 0          | 0          | 0          | 0            | 44           | 5            | 45           | -88.9       |
| Vancouver - West End       | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0            | n/a         |
| Vancouver - Downtown       | 0          | 0          | 0          | 0          | 0          | 0          | 465          | 0            | 465          | 0            | n/a         |
| Vancouver - Kitsilano      | 4          | 0          | 0          | 2          | 0          | 22         | 45           | 2            | 49           | 26           | 88.5        |
| Vancouver - False Creek    | 0          | 1          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 1            | -100.0      |
| Vancouver - Granville/Oak  | 0          | 1          | 10         | 2          | 6          | 0          | 124          | 0            | 140          | 3            | **          |
| Vancouver - Kerrisdale     | 7          | 6          | 0          | 0          | 7          | 0          | 49           | 27           | 63           | 33           | 90.9        |
| Vancouver - Marpole        | 10         | 6          | 8          | 4          | 0          | 3          | 0            | 0            | 18           | 13           | 38.5        |
| Vancouver - Eastside       | 81         | 46         | 12         | 20         | 0          | 8          | 20           | 26           | 113          | 100          | 13.0        |
| Vancouver - Mt. Pleasant   | 0          | 0          | 10         | 2          | 0          | 3          | 96           | 0            | 106          | 5            | **          |
| Vancouver - Strath/Grand   | 3          | 0          | 2          | 0          | 0          | 3          | 43           | 0            | 48           | 3            | **          |
| Vancouver - Westside       | 30         | 54         | 0          | 2          | 16         | 0          | 90           | 0            | 136          | 56           | 142.9       |
| Vancouver Total            | 135        | 114        | 42         | 32         | 29         | 39         | 932          | 55           | 1,138        | 240          | **          |
| West Vancouver             | 25         | 21         | 0          | 8          | 0          | 0          | 0            | 9            | 25           | 38           | -34.2       |
| White Rock                 | 1          | 1          | 0          | 0          | 0          | 0          | 10           | 16           | 11           | 17           | -35.3       |
| <b>Vancouver CMA</b>       | <b>798</b> | <b>964</b> | <b>138</b> | <b>128</b> | <b>453</b> | <b>482</b> | <b>2,443</b> | <b>1,638</b> | <b>3,832</b> | <b>3,212</b> | <b>19.3</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
March 2009**

| Submarket                  | Row                      |            |            |            | Apt. & Other             |            |            |            |
|----------------------------|--------------------------|------------|------------|------------|--------------------------|------------|------------|------------|
|                            | Freehold and Condominium |            | Rental     |            | Freehold and Condominium |            | Rental     |            |
|                            | March 2009               | March 2008 | March 2009 | March 2008 | March 2009               | March 2008 | March 2009 | March 2008 |
| Anmore                     | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Belcarra                   | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Bowen Island               | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Burnaby - Mountain         | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Burnaby - North            | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Burnaby - Lougheed Mall    | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Burnaby - South & East     | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Burnaby - Central Park     | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Burnaby - Remainder        | 23                       | 0          | 0          | 0          | 81                       | 228        | 0          | 0          |
| Burnaby Total              | 23                       | 0          | 0          | 0          | 81                       | 228        | 0          | 0          |
| Coquitlam                  | 12                       | 0          | 0          | 0          | 18                       | 2          | 0          | 0          |
| Delta - Tsawwassen         | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Delta - Ladner             | 0                        | 10         | 0          | 0          | 0                        | 0          | 3          | 1          |
| Delta - North              | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Delta                      | 0                        | 10         | 0          | 0          | 0                        | 0          | 3          | 1          |
| Langley City               | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Langley District           | 5                        | 74         | 0          | 0          | 6                        | 6          | 0          | 0          |
| Lion's Bay                 | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Maple Ridge                | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| New Westminster            | 4                        | 0          | 0          | 0          | 46                       | 0          | 0          | 0          |
| North Vancouver City       | 0                        | 3          | 0          | 0          | 2                        | 76         | 0          | 0          |
| North Vancouver DM         | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Pitt Meadows               | 0                        | 15         | 0          | 0          | 0                        | 0          | 0          | 0          |
| Port Coquitlam             | 0                        | 0          | 0          | 0          | 0                        | 2          | 0          | 0          |
| Port Moody                 | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Richmond                   | 4                        | 7          | 0          | 0          | 116                      | 0          | 0          | 0          |
| Surrey - South             | 15                       | 4          | 0          | 0          | 180                      | 24         | 0          | 0          |
| Surrey - Cloverdale        | 43                       | 23         | 0          | 0          | 4                        | 0          | 13         | 6          |
| Surrey - North             | 31                       | 9          | 0          | 0          | 0                        | 0          | 2          | 0          |
| Surrey - Guildford         | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Surrey - Whalley           | 38                       | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Surrey Total               | 127                      | 36         | 0          | 0          | 184                      | 24         | 15         | 6          |
| University Endowment Lands | 0                        | 0          | 0          | 0          | 0                        | 44         | 0          | 0          |
| Vancouver - West End       | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Downtown       | 0                        | 0          | 0          | 0          | 112                      | 0          | 87         | 0          |
| Vancouver - Kitsilano      | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 2          |
| Vancouver - False Creek    | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Granville/Oak  | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Kerrisdale     | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Marpole        | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Eastside       | 0                        | 0          | 0          | 0          | 0                        | 0          | 8          | 18         |
| Vancouver - Mt. Pleasant   | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Strath/Grand   | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver - Westside       | 3                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Vancouver Total            | 3                        | 0          | 0          | 0          | 112                      | 0          | 95         | 20         |
| West Vancouver             | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| White Rock                 | 0                        | 0          | 0          | 0          | 2                        | 6          | 0          | 2          |
| <b>Vancouver CMA</b>       | <b>178</b>               | <b>145</b> | <b>0</b>   | <b>0</b>   | <b>567</b>               | <b>388</b> | <b>113</b> | <b>29</b>  |

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 2009**

| Submarket                  | Row                      |            |           |          | Apt. & Other             |              |            |           |
|----------------------------|--------------------------|------------|-----------|----------|--------------------------|--------------|------------|-----------|
|                            | Freehold and Condominium |            | Rental    |          | Freehold and Condominium |              | Rental     |           |
|                            | YTD 2009                 | YTD 2008   | YTD 2009  | YTD 2008 | YTD 2009                 | YTD 2008     | YTD 2009   | YTD 2008  |
| Anmore                     | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Belcarra                   | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Bowen Island               | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Burnaby - Mountain         | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Burnaby - North            | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Burnaby - Lougheed Mall    | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Burnaby - South & East     | 4                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Burnaby - Central Park     | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Burnaby - Remainder        | 23                       | 20         | 0         | 0        | 81                       | 295          | 0          | 0         |
| Burnaby Total              | 27                       | 20         | 0         | 0        | 81                       | 295          | 0          | 0         |
| Coquitlam                  | 49                       | 22         | 0         | 0        | 89                       | 175          | 0          | 0         |
| Delta - Tsawwassen         | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Delta - Ladner             | 0                        | 10         | 0         | 0        | 0                        | 0            | 4          | 1         |
| Delta - North              | 32                       | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Delta                      | 32                       | 10         | 0         | 0        | 0                        | 0            | 4          | 1         |
| Langley City               | 0                        | 0          | 0         | 0        | 101                      | 0            | 0          | 0         |
| Langley District           | 9                        | 156        | 0         | 0        | 72                       | 28           | 0          | 0         |
| Lion's Bay                 | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Maple Ridge                | 0                        | 12         | 0         | 0        | 0                        | 132          | 0          | 0         |
| New Westminster            | 4                        | 0          | 0         | 0        | 210                      | 120          | 0          | 0         |
| North Vancouver City       | 0                        | 3          | 0         | 0        | 2                        | 76           | 0          | 0         |
| North Vancouver DM         | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Pitt Meadows               | 0                        | 15         | 0         | 0        | 70                       | 132          | 0          | 0         |
| Port Coquitlam             | 11                       | 4          | 0         | 0        | 23                       | 167          | 0          | 0         |
| Port Moody                 | 0                        | 38         | 0         | 0        | 230                      | 63           | 0          | 0         |
| Richmond                   | 8                        | 21         | 3         | 0        | 405                      | 212          | 0          | 1         |
| Surrey - South             | 38                       | 4          | 0         | 0        | 180                      | 24           | 0          | 0         |
| Surrey - Cloverdale        | 51                       | 92         | 0         | 0        | 6                        | 24           | 24         | 13        |
| Surrey - North             | 36                       | 17         | 0         | 0        | 0                        | 0            | 4          | 0         |
| Surrey - Guildford         | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Surrey - Whalley           | 140                      | 29         | 16        | 0        | 0                        | 51           | 0          | 0         |
| Surrey Total               | 265                      | 142        | 16        | 0        | 186                      | 99           | 28         | 13        |
| University Endowment Lands | 0                        | 0          | 0         | 0        | 0                        | 44           | 0          | 0         |
| Vancouver - West End       | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Vancouver - Downtown       | 0                        | 0          | 0         | 0        | 378                      | 0            | 87         | 0         |
| Vancouver - Kitsilano      | 0                        | 22         | 0         | 0        | 45                       | 0            | 0          | 2         |
| Vancouver - False Creek    | 0                        | 0          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Vancouver - Granville/Oak  | 6                        | 0          | 0         | 0        | 124                      | 0            | 0          | 0         |
| Vancouver - Kerrisdale     | 7                        | 0          | 0         | 0        | 49                       | 27           | 0          | 0         |
| Vancouver - Marpole        | 0                        | 3          | 0         | 0        | 0                        | 0            | 0          | 0         |
| Vancouver - Eastside       | 0                        | 8          | 0         | 0        | 12                       | 8            | 8          | 18        |
| Vancouver - Mt. Pleasant   | 0                        | 3          | 0         | 0        | 96                       | 0            | 0          | 0         |
| Vancouver - Strath/Grand   | 0                        | 3          | 0         | 0        | 43                       | 0            | 0          | 0         |
| Vancouver - Westside       | 16                       | 0          | 0         | 0        | 90                       | 0            | 0          | 0         |
| Vancouver Total            | 29                       | 39         | 0         | 0        | 837                      | 35           | 95         | 20        |
| West Vancouver             | 0                        | 0          | 0         | 0        | 0                        | 9            | 0          | 0         |
| White Rock                 | 0                        | 0          | 0         | 0        | 10                       | 14           | 0          | 2         |
| <b>Vancouver CMA</b>       | <b>434</b>               | <b>482</b> | <b>19</b> | <b>0</b> | <b>2,316</b>             | <b>1,601</b> | <b>127</b> | <b>37</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**March 2009**

| Submarket                  | Freehold   |            | Condominium |            | Rental     |            | Total*       |            |
|----------------------------|------------|------------|-------------|------------|------------|------------|--------------|------------|
|                            | March 2009 | March 2008 | March 2009  | March 2008 | March 2009 | March 2008 | March 2009   | March 2008 |
| Anmore                     | 0          | 0          | 0           | 0          | 0          | 0          | 0            | 0          |
| Belcarra                   | 0          | 0          | 0           | 0          | 0          | 0          | 0            | 0          |
| Bowen Island               | 0          | 2          | 0           | 0          | 0          | 0          | 0            | 2          |
| Burnaby - Mountain         | 0          | 1          | 0           | 0          | 0          | 0          | 0            | 1          |
| Burnaby - North            | 4          | 3          | 0           | 0          | 0          | 0          | 4            | 3          |
| Burnaby - Lougheed Mall    | 0          | 0          | 0           | 0          | 0          | 0          | 0            | 0          |
| Burnaby - South & East     | 0          | 2          | 0           | 0          | 0          | 0          | 0            | 2          |
| Burnaby - Central Park     | 8          | 0          | 0           | 0          | 0          | 0          | 8            | 0          |
| Burnaby - Remainder        | 32         | 16         | 104         | 228        | 0          | 0          | 136          | 244        |
| Burnaby Total              | 44         | 22         | 104         | 228        | 0          | 0          | 148          | 250        |
| Coquitlam                  | 27         | 9          | 12          | 0          | 0          | 0          | 39           | 9          |
| Delta - Tsawwassen         | 4          | 3          | 0           | 0          | 0          | 0          | 4            | 3          |
| Delta - Ladner             | 9          | 3          | 0           | 10         | 3          | 1          | 12           | 14         |
| Delta - North              | 15         | 6          | 0           | 0          | 0          | 0          | 15           | 6          |
| Delta                      | 28         | 12         | 0           | 10         | 3          | 1          | 31           | 23         |
| Langley City               | 0          | 0          | 0           | 0          | 0          | 0          | 0            | 0          |
| Langley District           | 28         | 55         | 5           | 84         | 1          | 0          | 34           | 139        |
| Lion's Bay                 | 3          | 0          | 0           | 0          | 0          | 0          | 3            | 0          |
| Maple Ridge                | 22         | 20         | 0           | 0          | 0          | 0          | 22           | 20         |
| New Westminster            | 8          | 7          | 50          | 0          | 0          | 0          | 58           | 7          |
| North Vancouver City       | 3          | 2          | 0           | 79         | 0          | 0          | 3            | 81         |
| North Vancouver DM         | 9          | 6          | 0           | 0          | 0          | 0          | 9            | 6          |
| Pitt Meadows               | 2          | 8          | 0           | 15         | 0          | 0          | 2            | 23         |
| Port Coquitlam             | 0          | 2          | 0           | 0          | 0          | 0          | 0            | 2          |
| Port Moody                 | 4          | 7          | 0           | 0          | 0          | 0          | 4            | 7          |
| Richmond                   | 0          | 8          | 124         | 7          | 0          | 0          | 124          | 15         |
| Surrey - South             | 16         | 25         | 204         | 38         | 0          | 0          | 220          | 63         |
| Surrey - Cloverdale        | 35         | 36         | 43          | 23         | 13         | 6          | 91           | 65         |
| Surrey - North             | 36         | 35         | 31          | 9          | 2          | 0          | 69           | 44         |
| Surrey - Guildford         | 0          | 0          | 0           | 0          | 0          | 0          | 0            | 0          |
| Surrey - Whalley           | 8          | 13         | 38          | 0          | 0          | 0          | 46           | 13         |
| Surrey Total               | 95         | 109        | 316         | 70         | 15         | 6          | 426          | 185        |
| University Endowment Lands | 0          | 0          | 0           | 44         | 0          | 0          | 0            | 44         |
| Vancouver - West End       | 0          | 0          | 0           | 0          | 0          | 0          | 0            | 0          |
| Vancouver - Downtown       | 0          | 0          | 112         | 0          | 87         | 0          | 199          | 0          |
| Vancouver - Kitsilano      | 2          | 2          | 0           | 0          | 0          | 2          | 2            | 4          |
| Vancouver - False Creek    | 0          | 1          | 0           | 0          | 0          | 0          | 0            | 1          |
| Vancouver - Granville/Oak  | 4          | 3          | 0           | 0          | 0          | 0          | 4            | 3          |
| Vancouver - Kerrisdale     | 1          | 3          | 0           | 0          | 0          | 0          | 1            | 3          |
| Vancouver - Marpole        | 1          | 5          | 0           | 0          | 0          | 0          | 1            | 5          |
| Vancouver - Eastside       | 9          | 3          | 0           | 0          | 8          | 18         | 17           | 21         |
| Vancouver - Mt. Pleasant   | 0          | 0          | 0           | 0          | 0          | 0          | 0            | 0          |
| Vancouver - Strath/Grand   | 0          | 0          | 0           | 0          | 0          | 0          | 0            | 0          |
| Vancouver - Westside       | 13         | 15         | 3           | 0          | 0          | 0          | 16           | 15         |
| Vancouver Total            | 30         | 32         | 115         | 0          | 95         | 20         | 240          | 52         |
| West Vancouver             | 15         | 8          | 0           | 8          | 0          | 0          | 15           | 16         |
| White Rock                 | 2          | 7          | 0           | 0          | 0          | 2          | 2            | 9          |
| <b>Vancouver CMA</b>       | <b>320</b> | <b>316</b> | <b>726</b>  | <b>545</b> | <b>114</b> | <b>29</b>  | <b>1,160</b> | <b>890</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - March 2009**

| Submarket                  | Freehold   |              | Condominium  |              | Rental     |           | Total*       |              |
|----------------------------|------------|--------------|--------------|--------------|------------|-----------|--------------|--------------|
|                            | YTD 2009   | YTD 2008     | YTD 2009     | YTD 2008     | YTD 2009   | YTD 2008  | YTD 2009     | YTD 2008     |
| Anmore                     | 6          | 6            | 0            | 0            | 0          | 0         | 6            | 6            |
| Belcarra                   | 1          | 1            | 0            | 0            | 0          | 0         | 1            | 1            |
| Bowen Island               | 6          | 6            | 0            | 0            | 0          | 0         | 6            | 6            |
| Burnaby - Mountain         | 0          | 3            | 0            | 0            | 0          | 0         | 0            | 3            |
| Burnaby - North            | 9          | 16           | 0            | 0            | 0          | 0         | 9            | 16           |
| Burnaby - Lougheed Mall    | 1          | 1            | 0            | 0            | 0          | 0         | 1            | 1            |
| Burnaby - South & East     | 3          | 9            | 4            | 0            | 0          | 0         | 7            | 9            |
| Burnaby - Central Park     | 9          | 8            | 0            | 0            | 0          | 0         | 9            | 8            |
| Burnaby - Remainder        | 46         | 54           | 104          | 315          | 0          | 0         | 150          | 369          |
| Burnaby Total              | 68         | 91           | 108          | 315          | 0          | 0         | 176          | 406          |
| Coquitlam                  | 67         | 28           | 108          | 187          | 0          | 0         | 175          | 215          |
| Delta - Tsawwassen         | 7          | 4            | 0            | 0            | 0          | 0         | 7            | 4            |
| Delta - Ladner             | 18         | 12           | 0            | 10           | 4          | 1         | 22           | 23           |
| Delta - North              | 23         | 17           | 32           | 0            | 0          | 0         | 55           | 17           |
| Delta                      | 48         | 33           | 32           | 10           | 4          | 1         | 84           | 44           |
| Langley City               | 0          | 0            | 101          | 0            | 0          | 0         | 101          | 0            |
| Langley District           | 79         | 198          | 73           | 170          | 2          | 0         | 154          | 368          |
| Lion's Bay                 | 3          | 1            | 0            | 0            | 0          | 0         | 3            | 1            |
| Maple Ridge                | 80         | 90           | 0            | 144          | 0          | 0         | 80           | 234          |
| New Westminster            | 14         | 33           | 214          | 120          | 0          | 0         | 228          | 153          |
| North Vancouver City       | 11         | 8            | 0            | 85           | 0          | 0         | 11           | 93           |
| North Vancouver DM         | 17         | 25           | 0            | 0            | 0          | 0         | 17           | 25           |
| Pitt Meadows               | 8          | 21           | 70           | 147          | 0          | 0         | 78           | 168          |
| Port Coquitlam             | 5          | 12           | 34           | 167          | 0          | 0         | 39           | 179          |
| Port Moody                 | 10         | 13           | 230          | 101          | 0          | 0         | 240          | 114          |
| Richmond                   | 83         | 49           | 392          | 233          | 3          | 1         | 478          | 283          |
| Surrey - South             | 42         | 60           | 239          | 39           | 0          | 0         | 281          | 99           |
| Surrey - Cloverdale        | 85         | 89           | 51           | 116          | 24         | 13        | 160          | 218          |
| Surrey - North             | 121        | 126          | 36           | 17           | 4          | 0         | 161          | 143          |
| Surrey - Guildford         | 0          | 1            | 0            | 0            | 0          | 0         | 0            | 1            |
| Surrey - Whalley           | 18         | 35           | 140          | 80           | 16         | 0         | 174          | 115          |
| Surrey Total               | 266        | 311          | 466          | 252          | 44         | 13        | 776          | 576          |
| University Endowment Lands | 1          | 1            | 4            | 44           | 0          | 0         | 5            | 45           |
| Vancouver - West End       | 0          | 0            | 0            | 0            | 0          | 0         | 0            | 0            |
| Vancouver - Downtown       | 0          | 0            | 378          | 0            | 87         | 0         | 465          | 0            |
| Vancouver - Kitsilano      | 4          | 2            | 45           | 22           | 0          | 2         | 49           | 26           |
| Vancouver - False Creek    | 0          | 1            | 0            | 0            | 0          | 0         | 0            | 1            |
| Vancouver - Granville/Oak  | 10         | 3            | 130          | 0            | 0          | 0         | 140          | 3            |
| Vancouver - Kerrisdale     | 7          | 6            | 56           | 27           | 0          | 0         | 63           | 33           |
| Vancouver - Marpole        | 18         | 10           | 0            | 3            | 0          | 0         | 18           | 13           |
| Vancouver - Eastside       | 104        | 70           | 0            | 12           | 9          | 18        | 113          | 100          |
| Vancouver - Mt. Pleasant   | 10         | 2            | 96           | 3            | 0          | 0         | 106          | 5            |
| Vancouver - Strath/Grand   | 5          | 0            | 43           | 3            | 0          | 0         | 48           | 3            |
| Vancouver - Westside       | 30         | 56           | 106          | 0            | 0          | 0         | 136          | 56           |
| Vancouver Total            | 188        | 150          | 854          | 70           | 96         | 20        | 1,138        | 240          |
| West Vancouver             | 25         | 21           | 0            | 17           | 0          | 0         | 25           | 38           |
| White Rock                 | 11         | 15           | 0            | 0            | 0          | 2         | 11           | 17           |
| <b>Vancouver CMA</b>       | <b>997</b> | <b>1,113</b> | <b>2,686</b> | <b>2,062</b> | <b>149</b> | <b>37</b> | <b>3,832</b> | <b>3,212</b> |

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 2009**

| Submarket         | Price Ranges |           |                       |           |                       |           |                       |           |             |           | Total | Median Price (\$) | Average Price (\$) |
|-------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
|                   | < \$400,000  |           | \$400,000 - \$499,999 |           | \$500,000 - \$599,999 |           | \$600,000 - \$749,999 |           | \$750,000 + |           |       |                   |                    |
|                   | Units        | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units       | Share (%) |       |                   |                    |
| Anmore            |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| March 2008        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2009 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 4           | 100.0     | 4     | --                | --                 |
| Year-to-date 2008 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 2           | 100.0     | 2     | --                | --                 |
| Belcarra          |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| March 2008        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2009 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1           | 100.0     | 1     | --                | --                 |
| Year-to-date 2008 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1           | 100.0     | 1     | --                | --                 |
| Bowen Island      |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| March 2008        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2009 | 0            | 0.0       | 1                     | 12.5      | 0                     | 0.0       | 0                     | 0.0       | 7           | 87.5      | 8     | --                | --                 |
| Year-to-date 2008 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 5           | 100.0     | 5     | --                | --                 |
| Burnaby           |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009        | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 6           | 100.0     | 6     | --                | --                 |
| March 2008        | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 4                     | 28.6      | 10          | 71.4      | 14    | 858,500           | 972,171            |
| Year-to-date 2009 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 2                     | 8.7       | 21          | 91.3      | 23    | 889,900           | 922,780            |
| Year-to-date 2008 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 17                    | 37.0      | 29          | 63.0      | 46    | 814,000           | 924,552            |
| Coquitlam         |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009        | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 5           | 100.0     | 5     | --                | --                 |
| March 2008        | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 4           | 100.0     | 4     | --                | --                 |
| Year-to-date 2009 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 17                    | 54.8      | 14          | 45.2      | 31    | 734,895           | 848,842            |
| Year-to-date 2008 | 2            | 12.5      | 1                     | 6.3       | 0                     | 0.0       | 0                     | 0.0       | 13          | 81.3      | 16    | 1,000,000         | 959,925            |
| Delta             |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009        | 0            | 0.0       | 0                     | 0.0       | 4                     | 33.3      | 6                     | 50.0      | 2           | 16.7      | 12    | 632,398           | 763,281            |
| March 2008        | 0            | 0.0       | 0                     | 0.0       | 2                     | 13.3      | 4                     | 26.7      | 9           | 60.0      | 15    | 774,000           | 845,867            |
| Year-to-date 2009 | 0            | 0.0       | 0                     | 0.0       | 5                     | 17.2      | 16                    | 55.2      | 8           | 27.6      | 29    | 629,895           | 731,051            |
| Year-to-date 2008 | 0            | 0.0       | 0                     | 0.0       | 6                     | 18.2      | 10                    | 30.3      | 17          | 51.5      | 33    | 774,000           | 791,652            |
| Langley City      |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| March 2008        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2009 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0           | 0.0       | 1     | --                | --                 |
| Year-to-date 2008 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0           | 0.0       | 1     | --                | --                 |
| Langley District  |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009        | 1            | 4.3       | 0                     | 0.0       | 9                     | 39.1      | 12                    | 52.2      | 1           | 4.3       | 23    | 628,450           | 648,717            |
| March 2008        | 0            | 0.0       | 0                     | 0.0       | 14                    | 35.0      | 25                    | 62.5      | 1           | 2.5       | 40    | 629,900           | 627,433            |
| Year-to-date 2009 | 3            | 3.9       | 4                     | 5.3       | 23                    | 30.3      | 34                    | 44.7      | 12          | 15.8      | 76    | 623,450           | 673,150            |
| Year-to-date 2008 | 0            | 0.0       | 5                     | 4.3       | 38                    | 32.5      | 64                    | 54.7      | 10          | 8.5       | 117   | 629,900           | 637,835            |

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 2009**

| Submarket            | Price Ranges |           |                       |           |                       |           |                       |           |             |           | Total | Median Price (\$) | Average Price (\$) |
|----------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
|                      | < \$400,000  |           | \$400,000 - \$499,999 |           | \$500,000 - \$599,999 |           | \$600,000 - \$749,999 |           | \$750,000 + |           |       |                   |                    |
|                      | Units        | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units       | Share (%) |       |                   |                    |
| Lion's Bay           |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009           | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 3           | 100.0     | 3     | --                | --                 |
| March 2008           | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2009    | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 3           | 100.0     | 3     | --                | --                 |
| Year-to-date 2008    | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1           | 100.0     | 1     | --                | --                 |
| Maple Ridge          |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009           | 0            | 0.0       | 4                     | 25.0      | 7                     | 43.8      | 5                     | 31.3      | 0           | 0.0       | 16    | 566,950           | 571,606            |
| March 2008           | 0            | 0.0       | 10                    | 35.7      | 12                    | 42.9      | 6                     | 21.4      | 0           | 0.0       | 28    | 540,000           | 550,554            |
| Year-to-date 2009    | 0            | 0.0       | 14                    | 24.6      | 27                    | 47.4      | 16                    | 28.1      | 0           | 0.0       | 57    | 565,000           | 569,849            |
| Year-to-date 2008    | 1            | 1.3       | 17                    | 22.4      | 44                    | 57.9      | 14                    | 18.4      | 0           | 0.0       | 76    | 560,000           | 552,980            |
| New Westminster      |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009           | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 6                     | 85.7      | 1           | 14.3      | 7     | --                | --                 |
| March 2008           | 0            | 0.0       | 1                     | 14.3      | 6                     | 85.7      | 0                     | 0.0       | 0           | 0.0       | 7     | --                | --                 |
| Year-to-date 2009    | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 6                     | 75.0      | 2           | 25.0      | 8     | --                | --                 |
| Year-to-date 2008    | 0            | 0.0       | 3                     | 10.3      | 22                    | 75.9      | 4                     | 13.8      | 0           | 0.0       | 29    | 518,900           | 544,162            |
| North Vancouver City |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009           | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 2           | 100.0     | 2     | --                | --                 |
| March 2008           | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1           | 100.0     | 1     | --                | --                 |
| Year-to-date 2009    | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 5           | 100.0     | 5     | --                | --                 |
| Year-to-date 2008    | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 2           | 100.0     | 2     | --                | --                 |
| North Vancouver DM   |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009           | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 6           | 100.0     | 6     | --                | --                 |
| March 2008           | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 7           | 100.0     | 7     | --                | --                 |
| Year-to-date 2009    | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 11          | 100.0     | 11    | 1,569,000         | 1,587,691          |
| Year-to-date 2008    | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 19          | 100.0     | 19    | 1,500,000         | 1,548,000          |
| Pitt Meadows         |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009           | 0            | 0.0       | 1                     | 25.0      | 2                     | 50.0      | 1                     | 25.0      | 0           | 0.0       | 4     | --                | --                 |
| March 2008           | 0            | 0.0       | 0                     | 0.0       | 10                    | 100.0     | 0                     | 0.0       | 0           | 0.0       | 10    | 585,000           | 584,600            |
| Year-to-date 2009    | 0            | 0.0       | 2                     | 25.0      | 5                     | 62.5      | 1                     | 12.5      | 0           | 0.0       | 8     | --                | --                 |
| Year-to-date 2008    | 0            | 0.0       | 0                     | 0.0       | 22                    | 95.7      | 1                     | 4.3       | 0           | 0.0       | 23    | 585,000           | 581,348            |
| Port Coquitlam       |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009           | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0           | 0.0       | 1     | --                | --                 |
| March 2008           | 0            | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0                     | 0.0       | 0           | 0.0       | 1     | --                | --                 |
| Year-to-date 2009    | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 2                     | 100.0     | 0           | 0.0       | 2     | --                | --                 |
| Year-to-date 2008    | 0            | 0.0       | 0                     | 0.0       | 2                     | 33.3      | 3                     | 50.0      | 1           | 16.7      | 6     | --                | --                 |
| Port Moody           |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009           | 0            | 0.0       | 1                     | 16.7      | 0                     | 0.0       | 0                     | 0.0       | 5           | 83.3      | 6     | --                | --                 |
| March 2008           | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 6           | 100.0     | 6     | --                | --                 |
| Year-to-date 2009    | 0            | 0.0       | 2                     | 15.4      | 0                     | 0.0       | 0                     | 0.0       | 11          | 84.6      | 13    | 800,000           | 863,923            |
| Year-to-date 2008    | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 12          | 100.0     | 12    | 912,500           | 938,542            |
| Richmond             |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009           | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| March 2008           | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 3                     | 18.8      | 13          | 81.3      | 16    | 995,000           | 1,077,556          |
| Year-to-date 2009    | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 10                    | 21.7      | 36          | 78.3      | 46    | 1,000,000         | 1,054,105          |
| Year-to-date 2008    | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 8                     | 15.1      | 45          | 84.9      | 53    | 1,000,000         | 1,096,183          |

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 2009**

| Submarket                  | Price Ranges |           |                       |           |                       |           |                       |           |             |           | Total | Median Price (\$) | Average Price (\$) |
|----------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
|                            | < \$400,000  |           | \$400,000 - \$499,999 |           | \$500,000 - \$599,999 |           | \$600,000 - \$749,999 |           | \$750,000 + |           |       |                   |                    |
|                            | Units        | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units       | Share (%) |       |                   |                    |
| Surrey                     |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009                 | 0            | 0.0       | 5                     | 4.5       | 37                    | 33.3      | 36                    | 32.4      | 33          | 29.7      | 111   | 669,000           | 715,977            |
| March 2008                 | 0            | 0.0       | 1                     | 1.0       | 41                    | 40.6      | 25                    | 24.8      | 34          | 33.7      | 101   | 675,000           | 761,017            |
| Year-to-date 2009          | 1            | 0.3       | 8                     | 2.8       | 98                    | 33.8      | 89                    | 30.7      | 94          | 32.4      | 290   | 669,000           | 729,185            |
| Year-to-date 2008          | 0            | 0.0       | 18                    | 5.5       | 100                   | 30.4      | 96                    | 29.2      | 115         | 35.0      | 329   | 679,000           | 750,178            |
| University Endowment Lands |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009                 | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| March 2008                 | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2009          | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2008          | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1           | 100.0     | 1     | --                | --                 |
| Vancouver City             |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009                 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 28          | 100.0     | 28    | 1,629,500         | 1,563,964          |
| March 2008                 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 4.3       | 22          | 95.7      | 23    | 1,700,000         | 1,713,957          |
| Year-to-date 2009          | 1            | 0.8       | 0                     | 0.0       | 2                     | 1.6       | 8                     | 6.3       | 117         | 91.4      | 128   | 900,000           | 1,227,638          |
| Year-to-date 2008          | 0            | 0.0       | 0                     | 0.0       | 2                     | 1.9       | 7                     | 6.5       | 98          | 91.6      | 107   | 1,100,000         | 1,437,624          |
| West Vancouver             |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009                 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 9           | 100.0     | 9     | --                | --                 |
| March 2008                 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 7           | 100.0     | 7     | --                | --                 |
| Year-to-date 2009          | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 14          | 100.0     | 14    | 2,194,700         | 2,547,979          |
| Year-to-date 2008          | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 20          | 100.0     | 20    | 2,995,000         | 3,181,500          |
| White Rock                 |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009                 | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| March 2008                 | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2009          | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0           | 0.0       | 1     | --                | --                 |
| Year-to-date 2008          | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Vancouver CMA              |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009                 | 1            | 0.4       | 11                    | 4.6       | 59                    | 24.7      | 67                    | 28.0      | 101         | 42.3      | 239   | 699,000           | 929,898            |
| March 2008                 | 0            | 0.0       | 12                    | 4.3       | 86                    | 30.7      | 68                    | 24.3      | 114         | 40.7      | 280   | 680,000           | 900,304            |
| Year-to-date 2009          | 5            | 0.7       | 31                    | 4.1       | 160                   | 21.1      | 203                   | 26.7      | 360         | 47.4      | 759   | 729,000           | 885,111            |
| Year-to-date 2008          | 3            | 0.3       | 44                    | 4.9       | 236                   | 26.3      | 225                   | 25.0      | 391         | 43.5      | 899   | 699,000           | 904,853            |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
March 2009**

| Submarket                  | March 2009     | March 2008     | % Change   | YTD 2009       | YTD 2008       | % Change    |
|----------------------------|----------------|----------------|------------|----------------|----------------|-------------|
| Anmore                     | --             | --             | n/a        | --             | --             | n/a         |
| Belcarra                   | --             | --             | n/a        | --             | --             | n/a         |
| Bowen Island               | --             | --             | n/a        | --             | --             | n/a         |
| Burnaby Total              | --             | 972,171        | n/a        | 922,780        | 924,552        | -0.2        |
| Coquitlam                  | --             | --             | n/a        | 848,842        | 959,925        | -11.6       |
| Delta                      | 763,281        | 845,867        | -9.8       | 731,051        | 791,652        | -7.7        |
| Langley City               | --             | --             | n/a        | --             | --             | n/a         |
| Langley District           | 648,717        | 627,433        | 3.4        | 673,150        | 637,835        | 5.5         |
| Lion's Bay                 | --             | --             | n/a        | --             | --             | n/a         |
| Maple Ridge                | 571,606        | 550,554        | 3.8        | 569,849        | 552,980        | 3.1         |
| New Westminster            | --             | --             | n/a        | --             | 544,162        | n/a         |
| North Vancouver City       | --             | --             | n/a        | --             | --             | n/a         |
| North Vancouver DM         | --             | --             | n/a        | 1,587,691      | 1,548,000      | 2.6         |
| Pitt Meadows               | --             | 584,600        | n/a        | --             | 581,348        | n/a         |
| Port Coquitlam             | --             | --             | n/a        | --             | --             | n/a         |
| Port Moody                 | --             | --             | n/a        | 863,923        | 938,542        | -8.0        |
| Richmond                   | --             | 1,077,556      | n/a        | 1,054,105      | 1,096,183      | -3.8        |
| Surrey Total               | 715,977        | 761,017        | -5.9       | 729,185        | 750,178        | -2.8        |
| University Endowment Lands | --             | --             | n/a        | --             | --             | n/a         |
| Vancouver City             | 1,563,964      | 1,713,957      | -8.8       | 1,227,638      | 1,437,624      | -14.6       |
| West Vancouver             | --             | --             | n/a        | 2,547,979      | 3,181,500      | -19.9       |
| White Rock                 | --             | --             | n/a        | --             | --             | n/a         |
| <b>Vancouver CMA</b>       | <b>929,898</b> | <b>900,304</b> | <b>3.3</b> | <b>885,111</b> | <b>904,853</b> | <b>-2.2</b> |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Vancouver  
March 2009**

|      |           | Single Detached |                           |                                |                    | Attached        |                           |                                |                    | Apartment       |                           |                                |                    |
|------|-----------|-----------------|---------------------------|--------------------------------|--------------------|-----------------|---------------------------|--------------------------------|--------------------|-----------------|---------------------------|--------------------------------|--------------------|
|      |           | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price (\$) | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price (\$) | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price (\$) |
| 2008 | January   | 645             | 3,833                     | 17%                            | 877,272            | 318             | 1,379                     | 23%                            | 511,920            | 861             | 4,015                     | 21%                            | 406,935            |
|      | February  | 1,000           | 4,468                     | 22%                            | 920,643            | 484             | 1,545                     | 31%                            | 512,730            | 1,199           | 4,579                     | 26%                            | 424,839            |
|      | March     | 1,126           | 5,278                     | 21%                            | 918,593            | 511             | 1,787                     | 29%                            | 510,428            | 1,370           | 5,148                     | 27%                            | 407,287            |
|      | April     | 1,301           | 6,222                     | 21%                            | 880,844            | 609             | 2,044                     | 30%                            | 509,809            | 1,364           | 5,997                     | 23%                            | 408,036            |
|      | May       | 1,216           | 7,283                     | 17%                            | 887,503            | 556             | 2,425                     | 23%                            | 507,192            | 1,249           | 6,624                     | 19%                            | 419,794            |
|      | June      | 906             | 8,122                     | 11%                            | 908,106            | 442             | 2,732                     | 16%                            | 514,348            | 1,038           | 7,406                     | 14%                            | 399,356            |
|      | July      | 837             | 8,448                     | 10%                            | 828,780            | 383             | 2,960                     | 13%                            | 493,434            | 968             | 7,730                     | 13%                            | 389,204            |
|      | August    | 543             | 7,927                     | 7%                             | 808,015            | 296             | 2,792                     | 11%                            | 493,960            | 743             | 7,231                     | 10%                            | 401,001            |
|      | September | 554             | 8,729                     | 6%                             | 790,036            | 277             | 3,115                     | 9%                             | 499,975            | 764             | 8,008                     | 10%                            | 369,354            |
|      | October   | 497             | 8,400                     | 6%                             | 825,206            | 224             | 3,112                     | 7%                             | 461,788            | 647             | 7,745                     | 8%                             | 386,838            |
|      | November  | 323             | 7,786                     | 4%                             | 745,778            | 142             | 2,988                     | 5%                             | 442,320            | 410             | 5,562                     | 7%                             | 346,703            |
|      | December  | 350             | 6,374                     | 5%                             | 829,508            | 159             | 2,472                     | 6%                             | 483,970            | 417             | 6,347                     | 7%                             | 357,105            |
| 2009 | January   | 292             | 5,834                     | 5%                             | 782,961            | 109             | 2,334                     | 5%                             | 449,389            | 362             | 5,798                     | 6%                             | 365,657            |
|      | February  | 589             | 6,118                     | 10%                            | 792,551            | 244             | 2,463                     | 10%                            | 437,233            | 650             | 5,962                     | 11%                            | 353,064            |
|      | March     | 904             | 6,266                     | 14%                            | 763,248            | 392             | 2,528                     | 16%                            | 442,266            | 978             | 5,785                     | 17%                            | 354,605            |
|      | April     |                 |                           |                                |                    |                 |                           |                                |                    |                 |                           |                                |                    |
|      | May       |                 |                           |                                |                    |                 |                           |                                |                    |                 |                           |                                |                    |
|      | June      |                 |                           |                                |                    |                 |                           |                                |                    |                 |                           |                                |                    |
|      | July      |                 |                           |                                |                    |                 |                           |                                |                    |                 |                           |                                |                    |
|      | August    |                 |                           |                                |                    |                 |                           |                                |                    |                 |                           |                                |                    |
|      | September |                 |                           |                                |                    |                 |                           |                                |                    |                 |                           |                                |                    |
|      | October   |                 |                           |                                |                    |                 |                           |                                |                    |                 |                           |                                |                    |
|      | November  |                 |                           |                                |                    |                 |                           |                                |                    |                 |                           |                                |                    |
|      | December  |                 |                           |                                |                    |                 |                           |                                |                    |                 |                           |                                |                    |
|      | Q1 2008   | 2,771           | 4,526                     | 20%                            | 909,715            | 1,313           | 1,570                     | 28%                            | 511,638            | 3,430           | 4,581                     | 25%                            | 413,334            |
|      | Q1 2009   | 3,241           | 4,229                     | 10%                            | 765,391            | 1,465           | 1,586                     | 31%                            | 460,549            | 3,577           | 3,964                     | 30%                            | 368,608            |
|      | YTD 2008  | 2,771           | 4,526                     | 20%                            | 909,715            | 1,313           | 1,570                     | 28%                            | 511,638            | 3,430           | 4,581                     | 25%                            | 413,334            |
|      | YTD 2009  | 3,241           | 4,229                     | 10%                            | 765,391            | 1,465           | 1,586                     | 31%                            | 460,549            | 3,577           | 3,964                     | 30%                            | 368,608            |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

**Table 5: MLS® Residential Activity for Vancouver  
First Quarter 2009**

|          |    | Single Detached |                           |                                |                    | Attached        |                           |                                |                    | Apartment       |                           |                                |                    |
|----------|----|-----------------|---------------------------|--------------------------------|--------------------|-----------------|---------------------------|--------------------------------|--------------------|-----------------|---------------------------|--------------------------------|--------------------|
|          |    | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price (\$) | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price (\$) | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price (\$) |
| 2008     | Q1 | 2,771           | 4,526                     | 20%                            | 909,715            | 1,313           | 1,570                     | 28%                            | 511,638            | 3,430           | 4,581                     | 25%                            | 413,334            |
|          | Q2 | 3,423           | 7,209                     | 16%                            | 890,425            | 1,607           | 2,400                     | 23%                            | 510,152            | 3,651           | 6,676                     | 19%                            | 409,591            |
|          | Q3 | 1,934           | 8,368                     | 8%                             | 811,852            | 956             | 2,956                     | 11%                            | 495,492            | 2,475           | 7,656                     | 11%                            | 386,618            |
|          | Q4 | 1,170           | 7,520                     | 5%                             | 804,565            | 525             | 2,857                     | 6%                             | 463,240            | 1,474           | 6,551                     | 7%                             | 367,263            |
| 2009     | Q1 | 1,785           | 6,073                     | 10%                            | 776,142            | 745             | 2,442                     | 10%                            | 441,660            | 1,990           | 5,848                     | 11%                            | 356,112            |
|          | Q2 |                 |                           |                                |                    |                 |                           |                                |                    |                 |                           |                                |                    |
|          | Q3 |                 |                           |                                |                    |                 |                           |                                |                    |                 |                           |                                |                    |
|          | Q4 |                 |                           |                                |                    |                 |                           |                                |                    |                 |                           |                                |                    |
| YTD 2008 |    | 2,771           | 4,526                     | 20%                            | 909,715            | 1,313           | 1,570                     | 28%                            | 511,638            | 3,430           | 4,581                     | 25%                            | 413,334            |
| YTD 2009 |    | 1,785           | 6,073                     | 10%                            | 776,142            | 745             | 2,442                     | 10%                            | 441,660            | 1,990           | 5,848                     | 11%                            | 356,112            |

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Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

**Table 6: Economic Indicators**  
**March 2009**

|      |           | Interest Rates            |                       |               | NHPI,<br>Total,<br>Vancouver<br>CMA<br>1997=100 | CPI,<br>2002<br>=100 | Vancouver Labour Market |                             |                              |                                    |
|------|-----------|---------------------------|-----------------------|---------------|---|----------------------|-------------------------|-----------------------------|------------------------------|------------------------------------|
|      |           | P & I<br>Per<br>\$100,000 | Mortgage Rates<br>(%) |               |   |                      | Employment<br>SA (,000) | Unemployment<br>Rate (%) SA | Participation<br>Rate (%) SA | Average<br>Weekly<br>Earnings (\$) |
|      |           |                           | 1 Yr.<br>Term         | 5 Yr.<br>Term |   |                      |                         |                             |                              |                                    |
| 2008 | January   | 725                       | 7.35                  | 7.39          | 123.6   | 110.2                | 1,248                   | 3.9                         | 67.7                         | 768                                |
|      | February  | 718                       | 7.25                  | 7.29          | 123.8   | 110.7                | 1,249                   | 3.7                         | 67.5                         | 772                                |
|      | March     | 712                       | 7.15                  | 7.19          | 124.6   | 111.2                | 1,249                   | 3.8                         | 67.4                         | 774                                |
|      | April     | 700                       | 6.95                  | 6.99          | 124.7   | 112.1                | 1,246                   | 4.0                         | 67.2                         | 774                                |
|      | May       | 679                       | 6.15                  | 6.65          | 124.3   | 113.2                | 1,243                   | 4.1                         | 67.1                         | 778                                |
|      | June      | 710                       | 6.95                  | 7.15          | 124.3   | 113.9                | 1,241                   | 4.2                         | 66.9                         | 786                                |
|      | July      | 710                       | 6.95                  | 7.15          | 124.3   | 114.7                | 1,239                   | 4.2                         | 66.6                         | 789                                |
|      | August    | 691                       | 6.65                  | 6.85          | 124.2   | 114.5                | 1,241                   | 4.2                         | 66.6                         | 786                                |
|      | September | 691                       | 6.65                  | 6.85          | 124.1   | 114.6                | 1,240                   | 4.3                         | 66.4                         | 787                                |
|      | October   | 713                       | 6.35                  | 7.20          | 122.7   | 113.4                | 1,241                   | 4.4                         | 66.5                         | 795                                |
|      | November  | 713                       | 6.35                  | 7.20          | 120.6   | 112.9                | 1,240                   | 4.5                         | 66.3                         | 806                                |
|      | December  | 685                       | 5.60                  | 6.75          | 120.6   | 111.9                | 1,237                   | 4.8                         | 66.3                         | 815                                |
| 2009 | January   | 627                       | 5.00                  | 5.79          | 119.7   | 112.0                | 1,229                   | 5.1                         | 65.9                         | 818                                |
|      | February  | 627                       | 5.00                  | 5.79          | 116.2   | 112.5                | 1,225                   | 5.5                         | 65.9                         | 821                                |
|      | March     | 613                       | 4.50                  | 5.55          |   | 112.6                | 1,220                   | 6.1                         | 66.0                         | 816                                |
|      | April     |                           |                       |               |   |                      |                         |                             |                              |                                    |
|      | May       |                           |                       |               |   |                      |                         |                             |                              |                                    |
|      | June      |                           |                       |               |   |                      |                         |                             |                              |                                    |
|      | July      |                           |                       |               |   |                      |                         |                             |                              |                                    |
|      | August    |                           |                       |               |   |                      |                         |                             |                              |                                    |
|      | September |                           |                       |               |   |                      |                         |                             |                              |                                    |
|      | October   |                           |                       |               |   |                      |                         |                             |                              |                                    |
|      | November  |                           |                       |               |   |                      |                         |                             |                              |                                    |
|      | December  |                           |                       |               |   |                      |                         |                             |                              |                                    |

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type - Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type - Year-to-Date
- 3 Completions by Submarket and by Dwelling Type - Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type - Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation



Table 1: Housing Activity Summary of Abbotsford CMA

March 2009

|                                     | Ownership |        |                      |             |                 |                 | Rental                      |                 | Total* |
|-------------------------------------|-----------|--------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                                     | Freehold  |        |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                                     | Single    | Semi   | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| <b>STARTS</b>                       |           |        |                      |             |                 |                 |                             |                 |        |
| March 2009                          | 6         | 0      | 0                    | 0           | 0               | 0               | 0                           | 0               | 6      |
| March 2008                          | 25        | 0      | 12                   | 0           | 2               | 119             | 0                           | 0               | 158    |
| % Change                            | -76.0     | n/a    | -100.0               | n/a         | -100.0          | -100.0          | n/a                         | n/a             | -96.2  |
| Year-to-date 2009                   | 23        | 0      | 8                    | 0           | 16              | 0               | 0                           | 0               | 47     |
| Year-to-date 2008                   | 84        | 2      | 26                   | 0           | 62              | 261             | 0                           | 0               | 435    |
| % Change                            | -72.6     | -100.0 | -69.2                | n/a         | -74.2           | -100.0          | n/a                         | n/a             | -89.2  |
| <b>UNDER CONSTRUCTION</b>           |           |        |                      |             |                 |                 |                             |                 |        |
| March 2009                          | 185       | 0      | 62                   | 23          | 64              | 694             | 0                           | 0               | 1,028  |
| March 2008                          | 290       | 2      | 122                  | 26          | 133             | 424             | 0                           | 0               | 997    |
| % Change                            | -36.2     | -100.0 | -49.2                | -11.5       | -51.9           | 63.7            | n/a                         | n/a             | 3.1    |
| <b>COMPLETIONS</b>                  |           |        |                      |             |                 |                 |                             |                 |        |
| March 2009                          | 33        | 0      | 2                    | 1           | 0               | 0               | 0                           | 0               | 36     |
| March 2008                          | 53        | 0      | 22                   | 0           | 0               | 0               | 0                           | 0               | 75     |
| % Change                            | -37.7     | n/a    | -90.9                | n/a         | n/a             | n/a             | n/a                         | n/a             | -52.0  |
| Year-to-date 2009                   | 67        | 0      | 22                   | 1           | 49              | 0               | 0                           | 0               | 139    |
| Year-to-date 2008                   | 128       | 0      | 46                   | 4           | 20              | 147             | 0                           | 0               | 345    |
| % Change                            | -47.7     | n/a    | -52.2                | -75.0       | 145.0           | -100.0          | n/a                         | n/a             | -59.7  |
| <b>COMPLETED &amp; NOT ABSORBED</b> |           |        |                      |             |                 |                 |                             |                 |        |
| March 2009                          | 180       | 0      | 20                   | 12          | 79              | 17              | 0                           | 0               | 308    |
| March 2008                          | 119       | 0      | 20                   | 7           | 22              | 42              | 0                           | 0               | 210    |
| % Change                            | 51.3      | n/a    | 0.0                  | 71.4        | **              | -59.5           | n/a                         | n/a             | 46.7   |
| <b>ABSORBED</b>                     |           |        |                      |             |                 |                 |                             |                 |        |
| March 2009                          | 18        | 0      | 4                    | 1           | 0               | 3               | 0                           | 0               | 26     |
| March 2008                          | 21        | 0      | 6                    | 1           | 4               | 30              | 0                           | 0               | 62     |
| % Change                            | -14.3     | n/a    | -33.3                | 0.0         | -100.0          | -90.0           | n/a                         | n/a             | -58.1  |
| Year-to-date 2009                   | 52        | 0      | 40                   | 1           | 21              | 3               | 0                           | 0               | 117    |
| Year-to-date 2008                   | 89        | 0      | 30                   | 1           | 12              | 156             | 0                           | 0               | 288    |
| % Change                            | -41.6     | n/a    | 33.3                 | 0.0         | 75.0            | -98.1           | n/a                         | n/a             | -59.4  |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2009**

|                     | Ownership |      |                      |             |                 |                 | Rental                      |                 | Total* |
|---------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                     | Freehold  |      |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                     | Single    | Semi | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| STARTS              |           |      |                      |             |                 |                 |                             |                 |        |
| Abbotsford City     |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009          | 5         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 5      |
| March 2008          | 16        | 0    | 12                   | 0           | 2               | 119             | 0                           | 0               | 149    |
| Fraser Valley H RDA |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009          | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| March 2008          | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| Mission DM          |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009          | 1         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 1      |
| March 2008          | 9         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 9      |
| Abbotsford CMA      |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009          | 6         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 6      |
| March 2008          | 25        | 0    | 12                   | 0           | 2               | 119             | 0                           | 0               | 158    |
| UNDER CONSTRUCTION  |           |      |                      |             |                 |                 |                             |                 |        |
| Abbotsford City     |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009          | 138       | 0    | 62                   | 23          | 62              | 694             | 0                           | 0               | 979    |
| March 2008          | 203       | 0    | 122                  | 26          | 81              | 424             | 0                           | 0               | 856    |
| Fraser Valley H RDA |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009          | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| March 2008          | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| Mission DM          |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009          | 47        | 0    | 0                    | 0           | 2               | 0               | 0                           | 0               | 49     |
| March 2008          | 87        | 2    | 0                    | 0           | 52              | 0               | 0                           | 0               | 141    |
| Abbotsford CMA      |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009          | 185       | 0    | 62                   | 23          | 64              | 694             | 0                           | 0               | 1,028  |
| March 2008          | 290       | 2    | 122                  | 26          | 133             | 424             | 0                           | 0               | 997    |
| COMPLETIONS         |           |      |                      |             |                 |                 |                             |                 |        |
| Abbotsford City     |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009          | 13        | 0    | 2                    | 1           | 0               | 0               | 0                           | 0               | 16     |
| March 2008          | 38        | 0    | 22                   | 0           | 0               | 0               | 0                           | 0               | 60     |
| Fraser Valley H RDA |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009          | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| March 2008          | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| Mission DM          |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009          | 20        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 20     |
| March 2008          | 15        | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 15     |
| Abbotsford CMA      |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009          | 33        | 0    | 2                    | 1           | 0               | 0               | 0                           | 0               | 36     |
| March 2008          | 53        | 0    | 22                   | 0           | 0               | 0               | 0                           | 0               | 75     |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**  
**March 2009**

|                          | Ownership |      |                      |             |                 |                 | Rental                      |                 | Total* |
|--------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|                          | Freehold  |      |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|                          | Single    | Semi | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| COMPLETED & NOT ABSORBED |           |      |                      |             |                 |                 |                             |                 |        |
| Abbotsford City          |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009               | 92        | 0    | 20                   | 12          | 42              | 5               | 0                           | 0               | 171    |
| March 2008               | 60        | 0    | 20                   | 6           | 22              | 28              | 0                           | 0               | 136    |
| Fraser Valley H RDA      |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009               | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| March 2008               | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| Mission DM               |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009               | 88        | 0    | 0                    | 0           | 37              | 12              | 0                           | 0               | 137    |
| March 2008               | 59        | 0    | 0                    | 1           | 0               | 14              | 0                           | 0               | 74     |
| Abbotsford CMA           |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009               | 180       | 0    | 20                   | 12          | 79              | 17              | 0                           | 0               | 308    |
| March 2008               | 119       | 0    | 20                   | 7           | 22              | 42              | 0                           | 0               | 210    |
| ABSORBED                 |           |      |                      |             |                 |                 |                             |                 |        |
| Abbotsford City          |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009               | 9         | 0    | 4                    | 1           | 0               | 3               | 0                           | 0               | 17     |
| March 2008               | 16        | 0    | 6                    | 1           | 4               | 25              | 0                           | 0               | 52     |
| Fraser Valley H RDA      |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009               | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| March 2008               | 0         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 0      |
| Mission DM               |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009               | 9         | 0    | 0                    | 0           | 0               | 0               | 0                           | 0               | 9      |
| March 2008               | 5         | 0    | 0                    | 0           | 0               | 5               | 0                           | 0               | 10     |
| Abbotsford CMA           |           |      |                      |             |                 |                 |                             |                 |        |
| March 2009               | 18        | 0    | 4                    | 1           | 0               | 3               | 0                           | 0               | 26     |
| March 2008               | 21        | 0    | 6                    | 1           | 4               | 30              | 0                           | 0               | 62     |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2A: History of Housing Starts of Abbotsford CMA**  
**1999 - 2008**

|          | Ownership |        |                      |             |                 |                 | Rental                      |                 | Total* |
|----------|-----------|--------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
|          | Freehold  |        |                      | Condominium |                 |                 | Single,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|          | Single    | Semi   | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>Other |                             |                 |        |
| 2008     | 331       | 2      | 84                   | 27          | 147             | 694             | 0                           | 0               | 1,285  |
| % Change | -33.0     | n/a    | -64.1                | -18.2       | 32.4            | **              | n/a                         | n/a             | 18.1   |
| 2007     | 494       | 0      | 234                  | 33          | 111             | 216             | 0                           | 0               | 1,088  |
| % Change | 26.3      | -100.0 | 77.3                 | -8.3        | 16.8            | -60.7           | n/a                         | n/a             | -9.9   |
| 2006     | 391       | 4      | 132                  | 36          | 95              | 549             | 0                           | 0               | 1,207  |
| % Change | -12.1     | 100.0  | -42.1                | 176.9       | 61.0            | 200.0           | n/a                         | -100.0          | 19.3   |
| 2005     | 445       | 2      | 228                  | 13          | 59              | 183             | 0                           | 82              | 1,012  |
| % Change | -25.0     | 0.0    | 4.6                  | -7.1        | -13.2           | **              | n/a                         | -37.9           | -6.6   |
| 2004     | 593       | 2      | 218                  | 14          | 68              | 56              | 0                           | 132             | 1,083  |
| % Change | -6.0      | -80.0  | -20.7                | **          | -11.7           | n/a             | n/a                         | 120.0           | 2.6    |
| 2003     | 631       | 10     | 275                  | 3           | 77              | 0               | 0                           | 60              | 1,056  |
| % Change | 14.3      | **     | 78.6                 | -50.0       | 18.5            | -100.0          | n/a                         | -73.8           | 1.7    |
| 2002     | 552       | 2      | 154                  | 6           | 65              | 28              | 0                           | 229             | 1,038  |
| % Change | 34.6      | 0.0    | n/a                  | 200.0       | **              | n/a             | n/a                         | n/a             | 148.3  |
| 2001     | 410       | 2      | 0                    | 2           | 4               | 0               | 0                           | 0               | 418    |
| % Change | 9.9       | 0.0    | n/a                  | 100.0       | -81.8           | n/a             | -100.0                      | n/a             | 3.2    |
| 2000     | 373       | 2      | 0                    | 1           | 22              | 0               | 6                           | 0               | 405    |
| % Change | -6.3      | -50.0  | n/a                  | -50.0       | -68.6           | n/a             | n/a                         | -100.0          | -28.4  |
| 1999     | 398       | 4      | 0                    | 2           | 70              | 0               | 0                           | 92              | 566    |

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**March 2009**

| Submarket             | Single     |            | Semi       |            | Row        |            | Apt. & Other |            | Total      |            |              |
|-----------------------|------------|------------|------------|------------|------------|------------|--------------|------------|------------|------------|--------------|
|                       | March 2009 | March 2008 | March 2009 | March 2008 | March 2009 | March 2008 | March 2009   | March 2008 | March 2009 | March 2008 | % Change     |
| Abbotsford City       | 5          | 16         | 0          | 2          | 0          | 0          | 0            | 131        | 5          | 149        | -96.6        |
| Fraser Valley H RDA   | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | n/a          |
| Mission DM            | 1          | 9          | 0          | 0          | 0          | 0          | 0            | 0          | 1          | 9          | -88.9        |
| <b>Abbotsford CMA</b> | <b>6</b>   | <b>25</b>  | <b>0</b>   | <b>2</b>   | <b>0</b>   | <b>0</b>   | <b>0</b>     | <b>131</b> | <b>6</b>   | <b>158</b> | <b>-96.2</b> |

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 2009**

| Submarket             | Single    |           | Semi     |           | Row       |           | Apt. & Other |            | Total     |            |              |
|-----------------------|-----------|-----------|----------|-----------|-----------|-----------|--------------|------------|-----------|------------|--------------|
|                       | YTD 2009  | YTD 2008  | YTD 2009 | YTD 2008  | YTD 2009  | YTD 2008  | YTD 2009     | YTD 2008   | YTD 2009  | YTD 2008   | % Change     |
| Abbotsford City       | 18        | 60        | 2        | 10        | 14        | 0         | 8            | 287        | 42        | 357        | -88.2        |
| Fraser Valley H RDA   | 0         | 0         | 0        | 0         | 0         | 0         | 0            | 0          | 0         | 0          | n/a          |
| Mission DM            | 5         | 24        | 0        | 2         | 0         | 52        | 0            | 0          | 5         | 78         | -93.6        |
| <b>Abbotsford CMA</b> | <b>23</b> | <b>84</b> | <b>2</b> | <b>12</b> | <b>14</b> | <b>52</b> | <b>8</b>     | <b>287</b> | <b>47</b> | <b>435</b> | <b>-89.2</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
March 2009**

| Submarket            | Row                      |            |            |            | Apt. & Other             |            |            |            |
|----------------------|--------------------------|------------|------------|------------|--------------------------|------------|------------|------------|
|                      | Freehold and Condominium |            | Rental     |            | Freehold and Condominium |            | Rental     |            |
|                      | March 2009               | March 2008 | March 2009 | March 2008 | March 2009               | March 2008 | March 2009 | March 2008 |
| Abbotsford City      | 0                        | 0          | 0          | 0          | 0                        | 131        | 0          | 0          |
| Fraser Valley H RDA  | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Mission DM           | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| <b>Abbotsford DM</b> | <b>0</b>                 | <b>0</b>   | <b>0</b>   | <b>0</b>   | <b>0</b>                 | <b>131</b> | <b>0</b>   | <b>0</b>   |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - March 2009**

| Submarket             | Row                      |           |          |          | Apt. & Other             |            |          |          |
|-----------------------|--------------------------|-----------|----------|----------|--------------------------|------------|----------|----------|
|                       | Freehold and Condominium |           | Rental   |          | Freehold and Condominium |            | Rental   |          |
|                       | YTD 2009                 | YTD 2008  | YTD 2009 | YTD 2008 | YTD 2009                 | YTD 2008   | YTD 2009 | YTD 2008 |
| Abbotsford City       | 14                       | 0         | 0        | 0        | 8                        | 287        | 0        | 0        |
| Fraser Valley H RDA   | 0                        | 0         | 0        | 0        | 0                        | 0          | 0        | 0        |
| Mission DM            | 0                        | 52        | 0        | 0        | 0                        | 0          | 0        | 0        |
| <b>Abbotsford CMA</b> | <b>14</b>                | <b>52</b> | <b>0</b> | <b>0</b> | <b>8</b>                 | <b>287</b> | <b>0</b> | <b>0</b> |

**Table 2.4: Starts by Submarket and by Intended Market  
March 2009**

| Submarket             | Freehold   |            | Condominium |            | Rental     |            | Total*     |            |
|-----------------------|------------|------------|-------------|------------|------------|------------|------------|------------|
|                       | March 2009 | March 2008 | March 2009  | March 2008 | March 2009 | March 2008 | March 2009 | March 2008 |
| Abbotsford City       | 5          | 28         | 0           | 121        | 0          | 0          | 5          | 149        |
| Fraser Valley H RDA   | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0          |
| Mission DM            | 1          | 9          | 0           | 0          | 0          | 0          | 1          | 9          |
| <b>Abbotsford CMA</b> | <b>6</b>   | <b>37</b>  | <b>0</b>    | <b>121</b> | <b>0</b>   | <b>0</b>   | <b>6</b>   | <b>158</b> |

**Table 2.5: Starts by Submarket and by Intended Market  
January - March 2009**

| Submarket             | Freehold  |            | Condominium |            | Rental   |          | Total*    |            |
|-----------------------|-----------|------------|-------------|------------|----------|----------|-----------|------------|
|                       | YTD 2009  | YTD 2008   | YTD 2009    | YTD 2008   | YTD 2009 | YTD 2008 | YTD 2009  | YTD 2008   |
| Abbotsford City       | 26        | 86         | 16          | 271        | 0        | 0        | 42        | 357        |
| Fraser Valley H RDA   | 0         | 0          | 0           | 0          | 0        | 0        | 0         | 0          |
| Mission DM            | 5         | 26         | 0           | 52         | 0        | 0        | 5         | 78         |
| <b>Abbotsford CMA</b> | <b>31</b> | <b>112</b> | <b>16</b>   | <b>323</b> | <b>0</b> | <b>0</b> | <b>47</b> | <b>435</b> |

Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type  
March 2009**

| Submarket             | Single     |            | Semi       |            | Row        |            | Apt. & Other |            | Total      |            |              |
|-----------------------|------------|------------|------------|------------|------------|------------|--------------|------------|------------|------------|--------------|
|                       | March 2009 | March 2008 | March 2009 | March 2008 | March 2009 | March 2008 | March 2009   | March 2008 | March 2009 | March 2008 | % Change     |
| Abbotsford City       | 14         | 38         | 0          | 0          | 0          | 0          | 2            | 22         | 16         | 60         | -73.3        |
| Fraser Valley H RDA   | 0          | 0          | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | n/a          |
| Mission DM            | 20         | 15         | 0          | 0          | 0          | 0          | 0            | 0          | 20         | 15         | 33.3         |
| <b>Abbotsford CMA</b> | <b>34</b>  | <b>53</b>  | <b>0</b>   | <b>0</b>   | <b>0</b>   | <b>0</b>   | <b>2</b>     | <b>22</b>  | <b>36</b>  | <b>75</b>  | <b>-52.0</b> |

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - March 2009**

| Submarket             | Single    |            | Semi      |          | Row       |           | Apt. & Other |            | Total      |            |              |
|-----------------------|-----------|------------|-----------|----------|-----------|-----------|--------------|------------|------------|------------|--------------|
|                       | YTD 2009  | YTD 2008   | YTD 2009  | YTD 2008 | YTD 2009  | YTD 2008  | YTD 2009     | YTD 2008   | YTD 2009   | YTD 2008   | % Change     |
| Abbotsford City       | 32        | 77         | 16        | 0        | 33        | 20        | 22           | 193        | 103        | 290        | -64.5        |
| Fraser Valley H RDA   | 0         | 0          | 0         | 0        | 0         | 0         | 0            | 0          | 0          | 0          | n/a          |
| Mission DM            | 36        | 55         | 0         | 0        | 0         | 0         | 0            | 0          | 36         | 55         | -34.5        |
| <b>Abbotsford CMA</b> | <b>68</b> | <b>132</b> | <b>16</b> | <b>0</b> | <b>33</b> | <b>20</b> | <b>22</b>    | <b>193</b> | <b>139</b> | <b>345</b> | <b>-59.7</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
- March 2009**

| Submarket            | Row                      |            |            |            | Apt. & Other             |            |            |            |
|----------------------|--------------------------|------------|------------|------------|--------------------------|------------|------------|------------|
|                      | Freehold and Condominium |            | Rental     |            | Freehold and Condominium |            | Rental     |            |
|                      | March 2009               | March 2008 | March 2009 | March 2008 | March 2009               | March 2008 | March 2009 | March 2008 |
| Abbotsford City      | 0                        | 0          | 0          | 0          | 2                        | 22         | 0          | 0          |
| Fraser Valley H RDA  | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| Mission DM           | 0                        | 0          | 0          | 0          | 0                        | 0          | 0          | 0          |
| <b>Abbotsford DM</b> | <b>0</b>                 | <b>0</b>   | <b>0</b>   | <b>0</b>   | <b>2</b>                 | <b>22</b>  | <b>0</b>   | <b>0</b>   |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 2009**

| Submarket             | Row                      |           |          |          | Apt. & Other             |            |          |          |
|-----------------------|--------------------------|-----------|----------|----------|--------------------------|------------|----------|----------|
|                       | Freehold and Condominium |           | Rental   |          | Freehold and Condominium |            | Rental   |          |
|                       | YTD 2009                 | YTD 2008  | YTD 2009 | YTD 2008 | YTD 2009                 | YTD 2008   | YTD 2009 | YTD 2008 |
| Abbotsford City       | 33                       | 20        | 0        | 0        | 22                       | 193        | 0        | 0        |
| Fraser Valley H RDA   | 0                        | 0         | 0        | 0        | 0                        | 0          | 0        | 0        |
| Mission DM            | 0                        | 0         | 0        | 0        | 0                        | 0          | 0        | 0        |
| <b>Abbotsford CMA</b> | <b>33</b>                | <b>20</b> | <b>0</b> | <b>0</b> | <b>22</b>                | <b>193</b> | <b>0</b> | <b>0</b> |

**Table 3.4: Completions by Submarket and by Intended Market  
March 2009**

| Submarket             | Freehold   |            | Condominium |            | Rental     |            | Total*     |            |
|-----------------------|------------|------------|-------------|------------|------------|------------|------------|------------|
|                       | March 2009 | March 2008 | March 2009  | March 2008 | March 2009 | March 2008 | March 2009 | March 2008 |
| Abbotsford City       | 15         | 60         | 1           | 0          | 0          | 0          | 16         | 60         |
| Fraser Valley H RDA   | 0          | 0          | 0           | 0          | 0          | 0          | 0          | 0          |
| Mission DM            | 20         | 15         | 0           | 0          | 0          | 0          | 20         | 15         |
| <b>Abbotsford CMA</b> | <b>35</b>  | <b>75</b>  | <b>1</b>    | <b>0</b>   | <b>0</b>   | <b>0</b>   | <b>36</b>  | <b>75</b>  |

**Table 3.5: Completions by Submarket and by Intended Market  
January - March 2009**

| Submarket             | Freehold  |            | Condominium |            | Rental   |          | Total*     |            |
|-----------------------|-----------|------------|-------------|------------|----------|----------|------------|------------|
|                       | YTD 2009  | YTD 2008   | YTD 2009    | YTD 2008   | YTD 2009 | YTD 2008 | YTD 2009   | YTD 2008   |
| Abbotsford City       | 53        | 119        | 50          | 171        | 0        | 0        | 103        | 290        |
| Fraser Valley H RDA   | 0         | 0          | 0           | 0          | 0        | 0        | 0          | 0          |
| Mission DM            | 36        | 55         | 0           | 0          | 0        | 0        | 36         | 55         |
| <b>Abbotsford CMA</b> | <b>89</b> | <b>174</b> | <b>50</b>   | <b>171</b> | <b>0</b> | <b>0</b> | <b>139</b> | <b>345</b> |

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**March 2009**

| Submarket           | Price Ranges |           |                       |           |                       |           |                       |           |             |           | Total | Median Price (\$) | Average Price (\$) |
|---------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
|                     | < \$400,000  |           | \$400,000 - \$499,999 |           | \$500,000 - \$599,999 |           | \$600,000 - \$749,999 |           | \$750,000 + |           |       |                   |                    |
|                     | Units        | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units       | Share (%) |       |                   |                    |
| Abbotsford City     |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009          | 1            | 10.0      | 1                     | 10.0      | 2                     | 20.0      | 4                     | 40.0      | 2           | 20.0      | 10    | 630,250           | 661,500            |
| March 2008          | 0            | 0.0       | 2                     | 11.8      | 4                     | 23.5      | 6                     | 35.3      | 4           | 23.5      | 17    | 620,000           | 684,818            |
| Year-to-date 2009   | 1            | 3.3       | 2                     | 6.7       | 8                     | 26.7      | 7                     | 23.3      | 8           | 26.7      | 30    | 606,250           | 660,037            |
| Year-to-date 2008   | 0            | 0.0       | 8                     | 15.1      | 9                     | 17.0      | 8                     | 15.1      | 9           | 17.0      | 53    | 565,000           | 607,055            |
| Fraser Valley H RDA |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009          | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| March 2008          | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2009   | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2008   | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Mission DM          |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009          | 0            | 0.0       | 8                     | 88.9      | 0                     | 0.0       | 0                     | 0.0       | 0           | 0.0       | 9     | --                | --                 |
| March 2008          | 1            | 20.0      | 4                     | 80.0      | 0                     | 0.0       | 0                     | 0.0       | 0           | 0.0       | 5     | --                | --                 |
| Year-to-date 2009   | 0            | 0.0       | 17                    | 73.9      | 0                     | 0.0       | 0                     | 0.0       | 0           | 0.0       | 23    | 475,900           | 487,343            |
| Year-to-date 2008   | 1            | 2.7       | 31                    | 83.8      | 0                     | 0.0       | 0                     | 0.0       | 0           | 0.0       | 37    | 475,000           | 477,805            |
| Abbotsford CMA      |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| March 2009          | 1            | 5.3       | 9                     | 47.4      | 2                     | 10.5      | 4                     | 21.1      | 2           | 10.5      | 19    | 465,900           | 568,768            |
| March 2008          | 1            | 4.5       | 6                     | 27.3      | 4                     | 18.2      | 6                     | 27.3      | 4           | 18.2      | 22    | 594,000           | 631,127            |
| Year-to-date 2009   | 1            | 1.9       | 19                    | 35.8      | 8                     | 15.1      | 7                     | 13.2      | 8           | 15.1      | 53    | 545,000           | 585,094            |
| Year-to-date 2008   | 1            | 1.1       | 39                    | 43.3      | 9                     | 10.0      | 8                     | 8.9       | 9           | 10.0      | 90    | 510,000           | 553,919            |

Source: CMHC (Starts and Completions Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
March 2009**

| Submarket             | March 2009     | March 2008     | % Change    | YTD 2009       | YTD 2008       | % Change   |
|-----------------------|----------------|----------------|-------------|----------------|----------------|------------|
| Abbotsford City       | 661,500        | 684,818        | -3.4        | 660,037        | 607,055        | 8.7        |
| Fraser Valley H RDA   | --             | --             | n/a         | --             | --             | n/a        |
| Mission DM            | --             | --             | n/a         | 487,343        | 477,805        | 2.0        |
| <b>Abbotsford CMA</b> | <b>568,768</b> | <b>631,127</b> | <b>-9.9</b> | <b>585,094</b> | <b>553,919</b> | <b>5.6</b> |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Fraser Valley**  
**March 2009**

|      |           | Number of<br>Sales <sup>1</sup> | Yr/Yr <sup>2</sup> (%) | Sales SA <sup>1</sup> | Number of<br>New<br>Listings <sup>1</sup> | New<br>Listings SA <sup>1</sup> | Sales-to-<br>New<br>Listings SA <sup>2</sup> | Average<br>Price <sup>1</sup> (\$) | Yr/Yr <sup>2</sup> (%) | Average<br>Price <sup>1</sup> (\$)<br>SA |
|------|-----------|---------------------------------|------------------------|-----------------------|---|---------------------------------|--|------------------------------------|------------------------|--|
| 2008 | January   | 907                             | -3.1                   | 1,428                 | 2,593                                     | 2,828                           | 50.5   | 428,117                            | 10.6                   | 445,182                                  |
|      | February  | 1,237                           | -9.0                   | 1,289                 | 2,487                                     | 2,614                           | 49.3   | 436,824                            | 7.6                    | 449,440                                  |
|      | March     | 1,238                           | -25.4                  | 1,249                 | 3,023                                     | 2,805                           | 44.5   | 443,590                            | 5.4                    | 445,532                                  |
|      | April     | 1,687                           | -0.5                   | 1,271                 | 3,982                                     | 3,072                           | 41.4   | 439,188                            | 2.7                    | 434,388                                  |
|      | May       | 1,531                           | -25.1                  | 1,208                 | 3,482                                     | 2,829                           | 42.7   | 432,679                            | -1.1                   | 421,925                                  |
|      | June      | 1,328                           | -32.0                  | 1,045                 | 2,912                                     | 2,627                           | 39.8   | 446,681                            | 1.7                    | 432,394                                  |
|      | July      | 1,216                           | -36.5                  | 1,039                 | 3,333                                     | 2,738                           | 37.9   | 432,686                            | 1.7                    | 429,815                                  |
|      | August    | 874                             | -47.5                  | 890                   | 2,234                                     | 2,474                           | 36.0   | 431,642                            | 3.9                    | 429,209                                  |
|      | September | 924                             | -26.8                  | 1,019                 | 2,713                                     | 2,626                           | 38.8   | 413,837                            | -3.4                   | 418,510                                  |
|      | October   | 718                             | -48.4                  | 796                   | 2,444                                     | 2,408                           | 33.1   | 414,553                            | -2.3                   | 428,001                                  |
|      | November  | 483                             | -61.3                  | 658                   | 1,660                                     | 2,465                           | 26.7   | 403,223                            | -1.2                   | 411,099                                  |
|      | December  | 445                             | -50.8                  | 696                   | 963                                       | 2,340                           | 29.7   | 410,603                            | -8.5                   | 407,862                                  |
| 2009 | January   | 361                             | -60.2                  | 615                   | 1,752                                     | 2,142                           | 28.7   | 400,783                            | -6.4                   | 411,996                                  |
|      | February  | 643                             | -48.0                  | 708                   | 2,004                                     | 2,240                           | 31.6   | 392,138                            | -10.2                  | 405,891                                  |
|      | March     | 932                             | -24.7                  | 834                   | 2,626                                     | 2,122                           | 39.3   | 392,692                            | -11.5                  | 391,101                                  |
|      | April     |                                 |                        |                       |   |                                 |  |                                    |                        |  |
|      | May       |                                 |                        |                       |   |                                 |  |                                    |                        |  |
|      | June      |                                 |                        |                       |   |                                 |  |                                    |                        |  |
|      | July      |                                 |                        |                       |   |                                 |  |                                    |                        |  |
|      | August    |                                 |                        |                       |   |                                 |  |                                    |                        |  |
|      | September |                                 |                        |                       |   |                                 |  |                                    |                        |  |
|      | October   |                                 |                        |                       |   |                                 |  |                                    |                        |  |
|      | November  |                                 |                        |                       |   |                                 |  |                                    |                        |  |
|      | December  |                                 |                        |                       |   |                                 |  |                                    |                        |  |
|      | Q1 2008   | 3,382                           | -14.5                  |                       | 8,103                                     |                                 |  | 436,965                            | 7.2                    |  |
|      | Q1 2009   | 1,936                           | -42.8                  |                       | 6,382                                     |                                 |  | 394,017                            | -9.8                   |  |
|      | YTD 2008  | 3,382                           | -14.5                  |                       | 8,103                                     |                                 |  | 436,965                            | 7.2                    |  |
|      | YTD 2009  | 1,936                           | -42.8                  |                       | 6,382                                     |                                 |  | 394,017                            | -9.8                   |  |

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All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

\* Single-family homes: detached, semi-detached and row homes

\*\* At the end of the quarter

\*\*\*: observed change greater than 100%

n/a: data not available when fewer than 8 sales are recorded during the quarter

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

**Table 6: Economic Indicators**  
**March 2009**

|      |           | Interest Rates            |                       |               | NHPI,<br>Total,<br>1997=100<br>(B.C.) | CPI,<br>2002<br>=100<br>(B.C.) | Abbotsford Labour Market |                             |                              |                                    |
|------|-----------|---------------------------|-----------------------|---------------|---------------------------------------|--------------------------------|--------------------------|-----------------------------|------------------------------|------------------------------------|
|      |           | P & I<br>Per<br>\$100,000 | Mortgage Rates<br>(%) |               |                                       |                                | Employment<br>SA (.000)  | Unemployment<br>Rate (%) SA | Participation<br>Rate (%) SA | Average<br>Weekly<br>Earnings (\$) |
|      |           |                           | 1 Yr.<br>Term         | 5 Yr.<br>Term |                                       |                                |                          |                             |                              |                                    |
| 2008 | January   | 725                       | 7.35                  | 7.39          | 123.3                                 | 109.9                          | 85                       | 3.6                         | 66.9                         | 759                                |
|      | February  | 718                       | 7.25                  | 7.29          | 123.4                                 | 110.3                          | 85                       | 4.5                         | 67.0                         | 756                                |
|      | March     | 712                       | 7.15                  | 7.19          | 124.2                                 | 110.8                          | 86                       | 5.1                         | 68.0                         | 742                                |
|      | April     | 700                       | 6.95                  | 6.99          | 124.2                                 | 111.8                          | 87                       | 5.3                         | 69.0                         | 732                                |
|      | May       | 679                       | 6.15                  | 6.65          | 123.8                                 | 112.8                          | 88                       | 4.5                         | 69.4                         | 739                                |
|      | June      | 710                       | 6.95                  | 7.15          | 123.7                                 | 113.6                          | 89                       | 4.2                         | 69.4                         | 748                                |
|      | July      | 710                       | 6.95                  | 7.15          | 123.8                                 | 114.2                          | 88                       | 4.2                         | 69.0                         | 752                                |
|      | August    | 691                       | 6.65                  | 6.85          | 123.7                                 | 114.0                          | 89                       | 4.4                         | 69.8                         | 740                                |
|      | September | 691                       | 6.65                  | 6.85          | 123.6                                 | 114.1                          | 90                       | 4.6                         | 70.0                         | 740                                |
|      | October   | 713                       | 6.35                  | 7.20          | 122.2                                 | 112.8                          | 90                       | 5.0                         | 70.5                         | 740                                |
|      | November  | 713                       | 6.35                  | 7.20          | 120.3                                 | 112.3                          | 89                       | 5.6                         | 69.7                         | 741                                |
|      | December  | 685                       | 5.60                  | 6.75          | 120.2                                 | 111.4                          | 88                       | 5.5                         | 69.2                         | 737                                |
| 2009 | January   | 627                       | 5.00                  | 5.79          | 119.2                                 | 111.4                          | 87                       | 5.8                         | 69.1                         | 744                                |
|      | February  | 627                       | 5.00                  | 5.79          | 115.9                                 | 111.9                          | 87                       | 6.2                         | 69.1                         | 752                                |
|      | March     | 613                       | 4.50                  | 5.55          |                                       | 112.0                          | 86                       | 6.9                         | 68.2                         | 763                                |
|      | April     |                           |                       |               |                                       |                                |                          |                             |                              |                                    |
|      | May       |                           |                       |               |                                       |                                |                          |                             |                              |                                    |
|      | June      |                           |                       |               |                                       |                                |                          |                             |                              |                                    |
|      | July      |                           |                       |               |                                       |                                |                          |                             |                              |                                    |
|      | August    |                           |                       |               |                                       |                                |                          |                             |                              |                                    |
|      | September |                           |                       |               |                                       |                                |                          |                             |                              |                                    |
|      | October   |                           |                       |               |                                       |                                |                          |                             |                              |                                    |
|      | November  |                           |                       |               |                                       |                                |                          |                             |                              |                                    |
|      | December  |                           |                       |               |                                       |                                |                          |                             |                              |                                    |

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)



## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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